

RANCHO LA HABRA SPECIFIC PLAN

DRAFT ENVIRONMENTAL IMPACT REPORT
SCH NO. 2015111045

CITY OF LA HABRA
February 2018



**Appendices D and E
Notice of Preparation, Distribution List, and
Responses**



Metis Environmental Group

RANCHO LA HABRA SPECIFIC PLAN

DRAFT ENVIRONMENTAL IMPACT REPORT
SCH NO. 2015111045

CITY OF LA HABRA
February 2018



Appendix D Notice of Preparation and Responses



Metis Environmental Group



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HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

Community Development Department
Planning Division
201 E. La Habra Blvd.
La Habra, CA 90633-0337
Telephone: 562.383-4100
FAX: 562.383-4476

Date: November 13, 2015
To: State and Local Agencies/Interested Organizations and Individuals
Subject: **Notice of Preparation of a Draft Environmental Impact Report**

Lead Agency:
CITY OF LA HABRA
Community Development Department
201 E. La Habra Blvd.
La Habra, California 90633
(562) 383-4100
Contact: Roy Ramsland, Planning Manager

EIR Consulting Firm:
VCS ENVIRONMENTAL
30900 Rancho Viejo Road
Suite 100
San Juan Capistrano, California 92630
(949) 489-2700
Contact: Peter Carlson, Vice President

This Notice of Preparation (NOP) includes a summary of the proposed Project and the issues to be examined in a Draft Environmental Impact Report (DEIR) as required by the California Environmental Quality Act (CEQA).

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice or **December 14, 2015**.

Please send your response to Roy Ramsland, Planning Manager at the City of La Habra at the address shown above. Please include the name, phone number, and address of a contact person in your response. If your agency or organization will be a responsible or trustee agency for this Project, please so indicate.

Two Scoping Meetings will be held. The first Scoping Meeting is scheduled for November 17, 2015 at Imperial Middle School located at 1450 South Schoolwood Drive, La Habra, CA 90631 starting at 6:30 p.m. in the Multi-Purpose Room. A second Scoping Meeting will be held on December 8, 2015 at the City of La Habra Community Center located at 101 W La Habra Blvd, La Habra, CA 90631 starting at 6:30 p.m. Each Scoping Meeting provides an opportunity to all interested State and Local Agencies/Interested Organizations and Individuals to obtain more information on the proposed project and provide written comments on the scope of the environmental review process. Details about the project are provided below.

PROJECT TITLE: Rancho La Habra Specific Plan

PROJECT APPLICANT: CalAtlantic Homes

PROJECT LOCATION:

The Project site is the current location of the Westridge Golf Course, located east of Beach Boulevard, west of Idaho Street, and south of Imperial Highway, in the City of La Habra, Orange County, California. The street address for the Westridge Golf Course is 1400 S. La Habra Hills Drive, La Habra, California. The attached Figure 1 and Figure 2 provide a location map and site aerial.

PROJECT DESCRIPTION:

The Applicant proposes to construct a mixed-use community consisting of three new residential neighborhoods with a maximum of 420 homes (277 single-family homes and 143 multi-family townhomes) linked by trails and open space areas, and anchored by a new public community center and park, plus commercial development along Beach Boulevard designed to accommodate a 12,000 square foot commercial retail space and an 8,000 square foot fine dining restaurant pad. The attached Figure 3 depicts the proposed site plan.

Townhomes are proposed along Beach Boulevard. This area is planned for three-story "row" townhomes with a maximum density of 18 dwelling units per acre. Single-family detached homes, which would have minimum lot sizes of 4,000 square feet (i.e., 50' by 80') and 3,290 square feet (i.e., 47' by 70') encompass the majority of the central portion of the site. The eastern portion of the site consists of single-family detached homes with minimum lot sizes of 4,950 square feet (i.e., 55' by 90'). These homes would be located within a gated community. The eastern portion of the site is linked to the middle portion of the site by an emergency access gate; however, this gate would prevent "cut through" traffic from Beach Boulevard to Idaho Street.

Access to the proposed community would be provided at three locations. The primary entrance, which is proposed from Beach Boulevard on the west, would add a fourth leg to an existing signalized intersection on Beach Boulevard with the Hillsborough Apartment complex. The eastern entry to the community would add a fourth leg to an existing signalized intersection on Idaho Street at Sandlewood Avenue. This entry is proposed to be gated. The third entry is from the north, from La Habra Hills Drive, which is the existing entry to the Westridge Golf Course. This entry will continue to serve the Westridge residential community located south of the existing golf course.

The Applicant is requesting approval of several discretionary approvals, including a General Plan Amendment (GPA), Zone Change (ZC), Specific Plan Amendment (SPA), Specific Plan (SP), Vesting Tentative Tract Map (VTTM), Development Agreement (DA), Design Review (DR), and formulation of a Mello-Roos District.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE DEIR

The City has determined that the proposed Rancho La Habra Specific Plan would require the preparation of an Environmental Impact Report (EIR). As permitted by Section 15060(d) of the State CEQA Guidelines, an Initial Study has not been prepared since the City as the Lead Agency determined that an EIR is clearly required for the proposal. Potentially significant environmental effects that would be evaluated in the Draft EIR (DEIR) include:

- Aesthetics
- Biological Resources
- Geology/Soils
- Hazards/Hazardous Materials
- Land Use/Planning
- Population/Housing
- Transportation/Traffic
- Air Quality
- Cultural Resources
- Greenhouse Gas
- Hydrology/Water Quality
- Noise
- Public Services
- Utilities/Service Systems

Unless specific comments are received during the NOP public comment period that indicates a potential for the Project to result in significant impacts for the following issues, they would not be addressed in the DEIR:

- Agricultural Resources
- Mineral Resources

The DEIR will address the short- and long-term effects of the Project on the environment. It also will evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce or avoid environmental impacts that are determined to be significant in the DEIR. A mitigation monitoring program will also be developed that will describe specific mitigation measures that are to be implemented that will reduce potential significant environmental impacts to less than significant as required by CEQA. Should a significant impact not be able to be mitigated, a Statement of Overriding Consideration is required to be prepared that would be considered by the City Council.

This NOP is subject to a 30-day public review period during which public agencies, interested organizations, and individuals have the opportunity to comment on the proposal and identify those environmental issues that may have the potential to be affected by the Project and should be addressed further by the City of La Habra in the DEIR.

ALTERNATIVES UNDER CONSIDERATION:

In addition to the Project described above, alternatives are required to be considered as part of the CEQA process. Comments received from State and Local Agencies/Interested Organizations and Individuals regarding the project will assist in the development of project alternatives.

Should you have any questions regarding the NOP or the development project, please contact Roy Ramsland, Planning Manager at the Community Development Department, Planning Division at (562) 383-4100. When the draft EIR has been completed and is available for public review and comment, you will be notified of its availability at that time.

Sincerely,

Roy Ramsland
Planning Manager

Enclosures:

- Figure 1 – Regional Location Map
- Figure 2 – Site Vicinity Aerial
- Figure 3 – Proposed Site Plan



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BOUNDARIES OF THE PROPERTY LEGALLY DESCRIBED AS:

APN: 019-481-04

Dated September 30, 2015

First American Title Company

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By:



Chief Executive Officer

Attest:



Ruben Castro - Vice President - Southern California Regional Director



First American Title Company

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019 182 08	La Habra Westridge	1390 S Beach Blvd	La Habra	CA	90631
019 182 18	Clipperton Partners	Po Box 1000	Mooreville	NC	28115
019 182 35	La Habra Westridge	1390 S Beach Blvd	La Habra	CA	90631
019 182 36	Clipperton Partners	1380 S Beach Blvd	La Habra	CA	90631
019 182 37	La Habra Westridge	1390 S Beach Blvd	La Habra	CA	90631
019 182 38	Clipperton Partners	1380 S Beach Blvd	La Habra	CA	90631
019 182 39	La Habra Westridge	1400 S Beach Blvd	La Habra	CA	90631
019 182 40	La Habra Westridge	1360 S Beach Blvd	La Habra	CA	90631
019 182 43	La Habra Westridge	Po Box 8050	Bentonville	AR	72712
019 182 50	Clipperton Partners	1380 S Beach Blvd	La Habra	CA	90631
019 182 51	La Habra Westridge	1340 S Beach Blvd	La Habra	CA	90631
019 182 53	La Habra Westridge	1326 S Beach Blvd	La Habra	CA	90631
019 182 57	La Habra Westridge	2222 E 17th St	Santa Ana	CA	92705
019 182 58	La Habra Westridge	Po Box 8050	Bentonville	AR	72712
019 183 03	La Habra Westridge	2222 E 17th St	Santa Ana	CA	92705
019 183 04	So Calif Ed	50 Fremont St #31	San Francisco	CA	94105
019 183 07	Farnsworth Holdings	1610 W Imperial Hwy	La Habra	CA	90631
019 184 03	Trico-Tch II Ltd	1301 S Beach Blvd	La Habra	CA	90631
019 184 04	Essex Hillsborough Park	1501 S Beach Blvd	La Habra	CA	90631
019 391 01	City Of La Habra	201 E La Habra Blvd	La Habra	CA	90631
019 392 06	Lozano Jorge	1021 Sandlewood Ave	La Habra	CA	90631
019 392 07	Lee Jae & Jung Trust	1041 Sandlewood Ave	La Habra	CA	90631
019 392 08	Eden Ralph M Tr	1061 Sandlewood Ave	La Habra	CA	90631
019 393 05	Lawrence Charles H Jr	1501 Pinewood Pl	La Habra	CA	90631
019 393 06	Bronkar Christopher J	1511 Pinewood Pl	La Habra	CA	90631
019 393 07	Han Ja Hee	1521 Pinewood Pl	La Habra	CA	90631
019 393 08	Bailey James E	1531 Pinewood Pl	La Habra	CA	90631
019 393 09	Koch John E Tr	1541 Pinewood Pl	La Habra	CA	90631
019 421 06	Chai Myung Jin	1291 Lemon Tree Dr	La Habra	CA	90631
019 421 07	Littrell Chad A	1281 Lemon Tree Dr	La Habra	CA	90631
019 422 05	Bransford Walter	1200 Spring Tree Ct	La Habra	CA	90631
019 422 06	Bransford Walter	1210 Spring Tree Ct	La Habra	CA	90631
019 422 07	Bransford Walter J Tr	1220 Spring Tree Ct	La Habra	CA	90631
019 422 08	Park Elaine Eun Kyung	1230 Spring Tree Ct	La Habra	CA	90631
019 422 09	Schmudlach Kenneth R	1240 Spring Tree Ct	La Habra	CA	90631
019 422 10	Lee Yung C	1250 Lemon Tree Dr	La Habra	CA	90631
019 422 11	Nguyen Steven Ni	1260 Lemon Tree Dr	La Habra	CA	90631
019 422 12	Lizarralde Jaime	1241 Rain Tree Dr	La Habra	CA	90631
019 422 13	Schwitzer Robert D	1231 Rain Tree Dr	La Habra	CA	90631
019 422 14	Winter Jean M Tr	1221 Rain Tree Dr	La Habra	CA	90631
019 422 15	Kremer John A Trust	1211 Rain Tree Dr	La Habra	CA	90631
019 422 16	Cedillo Gerardo	1201 Rain Tree Dr	La Habra	CA	90631
019 423 05	Batra Rajpal	1450 Pine Tree Ct	La Habra	CA	90631
019 423 06	Kang Byung Ho	1440 Pine Tree Ct	La Habra	CA	90631
019 423 07	Dempsey Jeffery E	1430 Pine Tree Ct	La Habra	CA	90631
019 423 08	Salazar Maria Luisa	1420 Pine Tree Ct	La Habra	CA	90631

019 423 09	Gallegos Leticia	1410 Pine Tree Ct	La Habra	CA	90631
019 423 10	Brown Harry M Jr	1241 Smoke Tree Dr	La Habra	CA	90631
019 423 11	Suzuki Minoru	1251 Smoke Tree Dr	La Habra	CA	90631
019 423 12	Hong Stephen Chi Tr	1261 Smoke Tree Dr	La Habra	CA	90631
019 423 13	Hall James Jr	1271 Smoke Tree Dr	La Habra	CA	90631
019 423 14	Cheah Frederick	1411 Lemon Tree Ct	La Habra	CA	90631
019 423 15	Benavides Jose R Tr	1421 Lemon Tree Ct	La Habra	CA	90631
019 423 16	Chi Meng-En	1431 Lemon Tree Ct	La Habra	CA	90631
019 423 17	Patel Dilip	1441 Lemon Tree Ct	La Habra	CA	90631
019 423 18	Dominguez William	1451 Lemon Tree Ct	La Habra	CA	90631
019 423 19	Brown Norman E	1460 Lemon Tree Ct	La Habra	CA	90631
019 423 20	Yao David Du-Sheng	1450 Lemon Tree Ct	La Habra	CA	90631
019 423 21	Yonamine Glenn Hiroshi	1440 Lemon Tree Ct	La Habra	CA	90631
019 423 22	Cheah Richard Trust	1430 Lemon Tree Ct	La Habra	CA	90631
019 423 23	Beaman Boyd	1420 Lemon Tree Ct	La Habra	CA	90631
019 423 24	Boggs James Neal Jr	1410 Lemon Tree Ct	La Habra	CA	90631
019 423 25	Lee Daniel	1400 Lemon Tree Ct	La Habra	CA	90631
019 423 26	Miller Rosa Tr	1301 Smoke Tree Ct	La Habra	CA	90631
019 423 27	Maqatish Reem Greer	1311 Smoke Tree Ct	La Habra	CA	90631
019 423 28	Kim Charles J	1321 Smoke Tree Ct	La Habra	CA	90631
019 423 29	Opinaldo Alfredo	1330 Smoke Tree Ct	La Habra	CA	90631
019 423 30	Braun Thomas	1320 Smoke Tree Ct	La Habra	CA	90631
019 423 31	Opfer Stephen Opfer	1310 Smoke Tree Ct	La Habra	CA	90631
019 423 32	Urias Anna C	1300 Smoke Tree Ct	La Habra	CA	90631
019 423 33	Pennella Nicholas Jr Tr	1270 Rain Tree Dr	La Habra	CA	90631
019 423 34	Meng Yueling	1260 Rain Tree Dr	La Habra	CA	90631
019 423 35	Yoo Keun Kyu	1301 Cherry Tree Cir	La Habra	CA	90631
019 423 36	Lopez Mike	1311 Cherry Tree Cir	La Habra	CA	90631
019 423 37	Anas Nick P Tr	1321 Cherry Tree Cir	La Habra	CA	90631
019 423 40	Rojanavanij Jennifer	1230 Rain Tree Dr	La Habra	CA	90631
019 423 41	De La Cruz Ferdinand	1220 Rain Tree Dr	La Habra	CA	90631
019 423 42	Lillie Delvin E	1210 Rain Tree Dr	La Habra	CA	90631
019 423 43	Patel Shobhana N	1200 Rain Tree Dr	La Habra	CA	90631
019 423 45	Grossman George L Tr	1331 Cherry Tree Cir	La Habra	CA	90631
019 423 46	Hill Marcus	1240 Rain Tree Dr	La Habra	CA	90631
019 481 02	City Of La Habra	Po Box 337	La Habra	CA	90633
019 481 03	La Habra Westridge	Po Box 8050	Bentonville	AR	72712
019 481 04	Kwon Oh D & Won S	1302 W Imperial Hwy	La Habra	CA	90631
019 482 01	Kruger Gerd K H Tr	1741 S Hagen Ct	La Habra	CA	90631
019 482 02	Bishay Boles E	1721 S Hagen Ct	La Habra	CA	90631
019 482 03	Sohn Christopher	1701 S Hagen Ct	La Habra	CA	90631
019 482 04	Lee Steven K	1681 W Weiskoff Ct	La Habra	CA	90631
019 482 05	Yim Daniel Key Tr 2012	1661 W Weiskoff Ct	La Habra	CA	90631
019 482 06	Kruger Lutz G Tr L & E	1641 W Weiskoff Ct	La Habra	CA	90631
019 482 07	Mahram Ehsanollah	1621 W Weiskoff Ct	La Habra	CA	90631
019 482 08	Song Kun Ho	1461 S Runyan St	La Habra	CA	90631
019 482 09	Park Michael	1451 S Runyan St	La Habra	CA	90631

019 482 10	Ngo Anh T	1441 S Runyan St	La Habra	CA	90631
019 482 11	De Leon Clarence	1431 S Runyan St	La Habra	CA	90631
019 482 12	Huang Benjamin T	1421 S Runyan St	La Habra	CA	90631
019 482 13	Cha Yong Tr	1411 S Runyan St	La Habra	CA	90631
019 482 14	Lee Don Young Tr Lee	1401 S Runyan St	La Habra	CA	90631
019 482 15	Leelin Mendrei L Tr	1400 S Runyan St	La Habra	CA	90631
019 482 16	Hernandez Family Trust	1410 S Runyan St	La Habra	CA	90631
019 482 17	Yi Chong Jin	1420 S Runyan St	La Habra	CA	90631
019 482 18	Alaan Lorenzo A	1430 S Runyan St	La Habra	CA	90631
019 482 19	Jun Nam Suk Tr	1440 S Runyan St	La Habra	CA	90631
019 482 20	Young Achilles Young	1450 S Runyan St	La Habra	CA	90631
019 482 21	Lee Young Eui	1460 S Runyan St	La Habra	CA	90631
019 482 22	Lee June	1500 S Runyan St	La Habra	CA	90631
019 482 23	Martin William G Tr	1520 S Runyan St	La Habra	CA	90631
019 482 24	Kim Sung H	1540 S Runyan St	La Habra	CA	90631
019 482 25	Yoon Jang Jo Tr Yoon	1560 S Runyan St	La Habra	CA	90631
019 482 26	Hmc Group LLC	1580 S Runyan St	La Habra	CA	90631
019 482 27	Kim Tammy	1600 S Runyan St	La Habra	CA	90631
019 482 28	Lee Heekyung Tr H &	1620 S Runyan St	La Habra	CA	90631
019 482 29	Held Sherilyn A Tr Qtip	1640 S Runyan St	La Habra	CA	90631
019 482 30	Lee Sang Man	1660 S Runyan St	La Habra	CA	90631
019 482 31	Lee Paul C H & Ji E	1680 S Runyan St	La Habra	CA	90631
019 482 32	Begum Nasima	1700 S Runyan St	La Habra	CA	90631
019 482 33	Chang Li-Hua	1720 S Runyan St	La Habra	CA	90631
019 482 34	Chow Harold	1360 W Boros Ct	La Habra	CA	90631
019 482 35	Kim Jeong Jung	1370 W Boros Ct	La Habra	CA	90631
019 482 36	Yoo John Dae Hyang	1380 W Boros Ct	La Habra	CA	90631
019 482 37	Dhiman Baldev S	1390 W Boros Ct	La Habra	CA	90631
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019 482 39	Kim Un Sil	1430 W Boros Ct	La Habra	CA	90631
019 482 40	Huang Alexander	1450 W Boros Ct	La Habra	CA	90631
019 482 41	Park Kwang Joshua	1460 W Boros Ct	La Habra	CA	90631
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019 482 43	Lin James King Tr	1471 W Boros Ct	La Habra	CA	90631
019 482 44	Oh Chul Hwan Tr	1461 W Boros Ct	La Habra	CA	90631
019 482 45	Chun Young Il Tr 2010	1451 W Boros Ct	La Habra	CA	90631
019 482 46	Pitaknarongphorn Supoj	1431 W Boros Ct	La Habra	CA	90631
019 482 47	Do Steven Tung	1411 W Boros Ct	La Habra	CA	90631
019 482 48	Westridge Communtty Assn	24800 Chrisanta Dr	Mission Viejo	CA	92691
019 482 49	Lennar Homes Of	24800 Chrisanta Dr	Mission Viejo	CA	92691
019 482 50	Westridge Communtty Assn	24800 Chrisanta Dr #200	Mission Viejo	CA	92691
019 483 01	Montijo Ruben Tr	1861 S Hagen Ct	La Habra	CA	90631
019 483 02	Kweefanus Hartono	1841 S Hagen Ct	La Habra	CA	90631
019 483 03	Sanders William	1821 S Hagen Ct	La Habra	CA	90631
019 483 04	Gainer Paul	1801 S Hagen Ct	La Habra	CA	90631
019 483 05	Kruger James Heinz Tr J	1781 S Hagen Ct	La Habra	CA	90631
019 483 06	Choung William Y Tr	1761 S Hagen Ct	La Habra	CA	90631

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La Habra Westridge
1390 S Beach Blvd
La Habra, CA 90631

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Clipperton Partners
Po Box 1000
 Mooresville, NC 28115

019 182 35
La Habra Westridge
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La Habra, CA 90631

019 182 43
La Habra Westridge
Po Box 8050
Bentonville, AR 72712

019 182 50
Clipperton Partners
1380 S Beach Blvd
La Habra, CA 90631

019 182 51
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019 182 53
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La Habra, CA 90631

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La Habra Westridge
2222 E 17th St
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Po Box 8050
Bentonville, AR 72712

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San Francisco, CA 94105

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019 184 04
Essex Hillsborough Park
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019 391 01
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La Habra, CA 90631

019 392 06
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019 392 07
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019 392 08
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019 393 09
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019 421 06
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019 422 09
Schmudlach Kenneth R
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La Habra, CA 90631

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019 422 11
Nguyen Steven Ni
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Lizarralde Jaime
1241 Rain Tree Dr
La Habra, CA 90631

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Schwitzer Robert D
1231 Rain Tree Dr
La Habra, CA 90631

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Winter Jean M Tr
1221 Rain Tree Dr
La Habra, CA 90631

019 422 15
Kremer John A Trust
1211 Rain Tree Dr
La Habra, CA 90631

019 422 16
Cedillo Gerardo
1201 Rain Tree Dr
La Habra, CA 90631

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La Habra, CA 90631

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1440 Pine Tree Ct
La Habra, CA 90631

019 423 07
Dempsey Jeffery E
1430 Pine Tree Ct
La Habra, CA 90631

019 423 08
Salazar Maria Luisa
1420 Pine Tree Ct
La Habra, CA 90631

019 423 09
Gallegos Leticia
1410 Pine Tree Ct
La Habra, CA 90631

019 423 10
Brown Harry M Jr
1241 Smoke Tree Dr
La Habra, CA 90631

019 423 11
Suzuki Minoru
1251 Smoke Tree Dr
La Habra, CA 90631

019 423 12
Hong Stephen Chi Tr
1261 Smoke Tree Dr
La Habra, CA 90631

019 423 13
Hall James Jr
1271 Smoke Tree Dr
La Habra, CA 90631

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019 423 15
Benavides Jose R Tr
1421 Lemon Tree Ct
La Habra, CA 90631

019 423 16
Chi Meng-En
1431 Lemon Tree Ct
La Habra, CA 90631

019 423 17
Patel Dilip
1441 Lemon Tree Ct
La Habra, CA 90631

019 423 18
Dominguez William
1451 Lemon Tree Ct
La Habra, CA 90631

019 423 19
Brown Norman E
1460 Lemon Tree Ct
La Habra, CA 90631

019 423 20
Yao David Du-Sheng
1450 Lemon Tree Ct
La Habra, CA 90631

019 423 21
Yonamine Glenn Hiroshi
1440 Lemon Tree Ct
La Habra, CA 90631

019 423 22
Cheah Richard Trust
1430 Lemon Tree Ct
La Habra, CA 90631

019 423 23
Beaman Boyd
1420 Lemon Tree Ct
La Habra, CA 90631

019 423 26
Miller Rosa Tr
1301 Smoke Tree Ct
La Habra, CA 90631

019 423 29
Opinaldo Alfredo
1330 Smoke Tree Ct
La Habra, CA 90631

019 423 32
Urias Anna C
1300 Smoke Tree Ct
La Habra, CA 90631

019 423 35
Yoo Keun Kyu
1301 Cherry Tree Cir
La Habra, CA 90631

019 423 40
Rojanavanij Jennifer
1230 Rain Tree Dr
La Habra, CA 90631

019 423 43
Patel Shobhana N
1200 Rain Tree Dr
La Habra, CA 90631

019 481 02
City Of La Habra
Po Box 337
La Habra, CA 90633

019 482 01
Kruger Gerd K H Tr
1741 S Hagen Ct
La Habra, CA 90631

019 482 04
Lee Steven K
1681 W Weiskoff Ct
La Habra, CA 90631

019 423 24
Boggs James Neal Jr
1410 Lemon Tree Ct
La Habra, CA 90631

019 423 27
Maqatish Reem Greer
1311 Smoke Tree Ct
La Habra, CA 90631

019 423 30
Braun Thomas
1320 Smoke Tree Ct
La Habra, CA 90631

019 423 33
Pennella Nicholas Jr Tr
1270 Rain Tree Dr
La Habra, CA 90631

019 423 36
Lopez Mike
1311 Cherry Tree Cir
La Habra, CA 90631

019 423 41
De La Cruz Ferdinand
1220 Rain Tree Dr
La Habra, CA 90631

019 423 45
Grossman George L Tr
1331 Cherry Tree Cir
La Habra, CA 90631

019 481 03
La Habra Westridge
Po Box 8050
Bentonville, AR 72712

019 482 02
Bishay Boles E
1721 S Hagen Ct
La Habra, CA 90631

019 482 05
Yim Daniel Key Tr 2012
1661 W Weiskoff Ct
La Habra, CA 90631

019 423 25
Lee Daniel
1400 Lemon Tree Ct
La Habra, CA 90631

019 423 28
Kim Charles J
1321 Smoke Tree Ct
La Habra, CA 90631

019 423 31
Opfer Stephen Opfer
1310 Smoke Tree Ct
La Habra, CA 90631

019 423 34
Meng Yueling
1260 Rain Tree Dr
La Habra, CA 90631

019 423 37
Anas Nick P Tr
1321 Cherry Tree Cir
La Habra, CA 90631

019 423 42
Lillie Delvin E
1210 Rain Tree Dr
La Habra, CA 90631

019 423 46
Hill Marcus
1240 Rain Tree Dr
La Habra, CA 90631

019 481 04
Kwon Oh D & Won S
1302 W Imperial Hwy
La Habra, CA 90631

019 482 03
Sohn Christopher
1701 S Hagen Ct
La Habra, CA 90631

019 482 06
Kruger Lutz G Tr L & E
1641 W Weiskoff Ct
La Habra, CA 90631

019 482 07
Mahram Ehsanollah
1621 W Weiskoff Ct
La Habra, CA 90631

019 482 10
Ngo Anh T
1441 S Runyan St
La Habra, CA 90631

019 482 13
Cha Yong Tr
1411 S Runyan St
La Habra, CA 90631

019 482 16
Hernandez Family Trust
1410 S Runyan St
La Habra, CA 90631

019 482 19
Jun Nam Suk Tr
1440 S Runyan St
La Habra, CA 90631

019 482 22
Lee June
1500 S Runyan St
La Habra, CA 90631

019 482 25
Yoon Jang Jo Tr Yoon
1560 S Runyan St
La Habra, CA 90631

019 482 28
Lee Heekyung Tr H &
1620 S Runyan St
La Habra, CA 90631

019 482 31
Lee Paul C H & Ji E
1680 S Runyan St
La Habra, CA 90631

019 482 34
Chow Harold
1360 W Boros Ct
La Habra, CA 90631

019 482 08
Song Kun Ho
1461 S Runyan St
La Habra, CA 90631

019 482 11
De Leon Clarence
1431 S Runyan St
La Habra, CA 90631

019 482 14
Lee Don Young Tr Lee
1401 S Runyan St
La Habra, CA 90631

019 482 17
Yi Chong Jin
1420 S Runyan St
La Habra, CA 90631

019 482 20
Young Achilles Young
1450 S Runyan St
La Habra, CA 90631

019 482 23
Martin William G Tr
1520 S Runyan St
La Habra, CA 90631

019 482 26
Hmc Group LLC
1580 S Runyan St
La Habra, CA 90631

019 482 29
Held Sherilyn A Tr Qtip
1640 S Runyan St
La Habra, CA 90631

019 482 32
Begum Nasima
1700 S Runyan St
La Habra, CA 90631

019 482 35
Kim Jeong Jung
1370 W Boros Ct
La Habra, CA 90631

019 482 09
Park Michael
1451 S Runyan St
La Habra, CA 90631

019 482 12
Huang Benjamin T
1421 S Runyan St
La Habra, CA 90631

019 482 15
Leelin Mendrei L Tr
1400 S Runyan St
La Habra, CA 90631

019 482 18
Alaan Lorenzo A
1430 S Runyan St
La Habra, CA 90631

019 482 21
Lee Young Eui
1460 S Runyan St
La Habra, CA 90631

019 482 24
Kim Sung H
1540 S Runyan St
La Habra, CA 90631

019 482 27
Kim Tammy
1600 S Runyan St
La Habra, CA 90631

019 482 30
Lee Sang Man
1660 S Runyan St
La Habra, CA 90631

019 482 33
Chang Li-Hua
1720 S Runyan St
La Habra, CA 90631

019 482 36
Yoo John Dae Hyang
1380 W Boros Ct
La Habra, CA 90631

019 482 37 Dhiman Baldev S 1390 W Boros Ct La Habra, CA 90631	019 482 38 Csnb LLCe 1410 W Boros Ct La Habra, CA 90631	019 482 39 Kim Un Sil 1430 W Boros Ct La Habra, CA 90631
019 482 40 Huang Alexander 1450 W Boros Ct La Habra, CA 90631	019 482 41 Park Kwang Joshua 1460 W Boros Ct La Habra, CA 90631	019 482 42 No Jung Sook 1470 W Boros Ct La Habra, CA 90631
019 482 43 Lin James King Tr 1471 W Boros Ct La Habra, CA 90631	019 482 44 Oh Chul Hwan Tr 1461 W Boros Ct La Habra, CA 90631	019 482 45 Chun Young Il Tr 2010 1451 W Boros Ct La Habra, CA 90631
019 482 46 Pitaknarongphorn Supoj 1431 W Boros Ct La Habra, CA 90631	019 482 47 Do Steven Tung 1411 W Boros Ct La Habra, CA 90631	019 482 48 Westridge Communtty Assn 24800 Chrisanta Dr Mission Viejo, CA 92691
019 482 49 Lennar Homes Of 24800 Chrisanta Dr Mission Viejo, CA 92691	019 482 50 Westridge Communtty Assn 24800 Chrisanta Dr #200 Mission Viejo, CA 92691	019 483 01 Montijo Ruben Tr 1861 S Hagen Ct La Habra, CA 90631
019 483 02 Kweefanus Hartono 1841 S Hagen Ct La Habra, CA 90631	019 483 03 Sanders William 1821 S Hagen Ct La Habra, CA 90631	019 483 04 Gainer Paul 1801 S Hagen Ct La Habra, CA 90631
019 483 05 Kruger James Heinz Tr J 1781 S Hagen Ct La Habra, CA 90631	019 483 06 Choung William Y Tr 1761 S Hagen Ct La Habra, CA 90631	019 483 07 Miyamoto Kyle K 1461 W Player Ave La Habra, CA 90631
019 483 08 Jones Richard Revoc 1451 W Player Ave La Habra, CA 90631	019 483 09 Chen Chun-Ming 1439 W Player Ave La Habra, CA 90631	019 483 10 Agustin Tomas G 1431 W Player Ave La Habra, CA 90631
019 483 11 Hong Sunny Ik 1411 W Player Ave La Habra, CA 90631	019 483 12 Lee Kwan Mo 1401 W Player Ave La Habra, CA 90631	019 483 13 Chun Byung Wha 1381 W Player Ave La Habra, CA 90631
019 483 14 Caluya Victor Collado 1361 W Player Ave La Habra, CA 90631	019 483 15 Patel Raman M 1331 W Player Ave La Habra, CA 90631	019 483 16 Kim Dong Sung 1740 S Runyan St La Habra, CA 90631

019 483 17
Compte Orin Glenn Tr
1760 S Runyan St
La Habra, CA 90631

019 483 20
Lee Dal Woo
1320 W Player Ave
La Habra, CA 90631

019 483 23
Sohng Seung Ho
1360 W Player Ave
La Habra, CA 90631

019 483 26
Muro Alejandro & Maria
1410 W Player Ave
La Habra, CA 90631

019 483 29
Lee Juhyun
1450 W Player Ave
La Habra, CA 90631

019 483 32
Chan Simon T Tr
1451 W Harrison Ave
La Habra, CA 90631

019 483 35
Fei Richard Chung Yuan
1429 W Harrison Ave
La Habra, CA 90631

019 483 38
Han Sang Huyn Tr
1391 W Harrison Ave
La Habra, CA 90631

019 483 41
Cho Jong Soon
1361 W Harrison Ave
La Habra, CA 90631

019 483 44
Chen Tai-Shen Tr Bypass
1331 W Harrison Ave
La Habra, CA 90631

019 483 18
Otto Margaret S
1780 S Runyan St
La Habra, CA 90631

019 483 21
Kim Young Hoon
1330 W Player Ave
La Habra, CA 90631

019 483 24
Bae Euy Jyeong
1380 W Player Ave
La Habra, CA 90631

019 483 27
Kim Sammy
1430 W Player Ave
La Habra, CA 90631

019 483 30
Yang Koong Y Living
1460 W Player Ave
La Habra, CA 90631

019 483 33
Kim Soon Oak Tr
1441 W Harrison Ave
La Habra, CA 90631

019 483 36
Um Tae Sun Tr
1411 W Harrison Ave
La Habra, CA 90631

019 483 39
Ham Family Trust
1381 W Harrison Ave
La Habra, CA 90631

019 483 42
Kim Chul Ho
1351 W Harrison Ave
La Habra, CA 90631

019 483 45
Lin Paul M Tr
1321 W Harrison Ave
La Habra, CA 90631

019 483 19
Ro Myong H Tr
1310 Player Ave
La Habra, CA 90631

019 483 22
Yacoob Sajjad M A
1340 W Player Ave
La Habra, CA 90631

019 483 25
Choi Song-James
1400 W Player Ave
La Habra, CA 90631

019 483 28
Arlp Trust 3
1436 W Player Ave
La Habra, CA 90631

019 483 31
Chang Albert Co Tr
1461 W Harrison Ave
La Habra, CA 90631

019 483 34
Jang Soon Chung
1431 W Harrison Ave
La Habra, CA 90631

019 483 37
Venkat Raman V
1401 W Harrison Ave
La Habra, CA 90631

019 483 40
Vinh Binh
1371 W Harrison Ave
La Habra, CA 90631

019 483 43
Molina James Tr
1341 W Harrison Ave
La Habra, CA 90631

019 483 46
Lee Jhong Don
1311 W Harrison Ave
La Habra, CA 90631

019 483 47
Chien Te-Wang Roger
1301 W Harrison Ave
La Habra, CA 90631

019 483 48
Blaine Tom A
1800 S Watson St
La Habra, CA 90631

019 483 49
Westridge Community Assn
24800 Chrisanta Dr #200
Mission Viejo, CA 92691

019 483 50
Westridge Community
1 Polaris Way #100
Aliso Viejo, CA 92656

019 483 51
Westridge Community
24800 Chrisanta Dr #200
Mission Viejo, CA 92691

019 484 01
Chen Shepley
1820 S Watson St
La Habra, CA 90631

019 484 02
Chang Albert Co Tr
1840 S Watson St
La Habra, CA 90631

019 484 03
Kim Joori
1860 S Watson St
La Habra, CA 90631

019 484 04
Healey Alan J
1880 S Watson St
La Habra, CA 90631

019 484 05
Yoon Joseph S Tr
1900 S Watson St
La Habra, CA 90631

019 484 06
Gweon Henry
1910 S Watson St
La Habra, CA 90631

019 484 07
Lee Moo Y
1920 S Watson St
La Habra, CA 90631

019 484 08
Yang Joseph
1940 S Watson St
La Habra, CA 90631

019 484 09
Berne Rita C L Tr R C L
1960 S Watson St
La Habra, CA 90631

019 484 10
Baldonado Ruben T Tr
1980 S Watson St
La Habra, CA 90631

019 484 11
Stamberger Frederick J
2000 S Watson
La Habra, CA 90631

019 484 24
Noh Young Hwan
2021 S Watson St
La Habra, CA 90631

019 484 25
Dhamecha Rajesh R Tr
2001 S Watson St
La Habra, CA 90631

019 484 26
Valdez-Olguin Darlene
1981 S Watson St
La Habra, CA 90631

019 484 27
Habell Eva P
1961 S Watson St
La Habra, CA 90631

019 484 28
My Family Trust
1941 S Watson St
La Habra, CA 90631

019 484 29
Ranieri Laura
1921 S Watson St
La Habra, CA 90631

019 484 30
Jung Yong H
1881 S Watson St
La Habra, CA 90631

019 484 31
Ziebell Ricky A Tr
1861 S Watson St
La Habra, CA 90631

019 484 32
Han Linda S
1841 S Watson St
La Habra, CA 90631

019 484 33
Wang Ming J
1821 S Watson St
La Habra, CA 90631

019 484 34
Jung Felix
1820 S Ford Ct
La Habra, CA 90631

019 484 35
Maliksi Cheryl Mieko
1830 S Ford Ct
La Habra, CA 90631

019 484 36
Fitzgerald Ann E
1840 S Ford Ct
La Habra, CA 90631

019 484 37
Park Choong Jin
1850 S Ford Ct
La Habra, CA 90631



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Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

019 484 38
Lee Jason T
1860 S Ford Ct
La Habra, CA 90631

019 484 39
Atkinson Darren E
1861 S Ford Ct
La Habra, CA 90631

019 484 40
Huang 2015 Family Trust
1851 S Ford Ct
La Habra, CA 90631

019 484 41
Chon Philip B
1841 S Ford Ct
La Habra, CA 90631

019 484 42
Chung Samuel C Tr
1831 S Ford Ct
La Habra, CA 90631

019 484 43
Lopez Nathaniel Joseph
1821 S Ford Ct
La Habra, CA 90631

019 484 44
Kim Donna
1360 W Harrison Ave
La Habra, CA 90631

019 484 48
Leu Young H
2061 S Sanders Ct
La Habra, CA 90631

019 484 49
Oh Brian
2041 S Sanders Ct
La Habra, CA 90631

019 484 50
Chamness Darrell S
2021 S Sanders Ct
La Habra, CA 90631

019 484 51
Lee Daniel
2001 S Sanders Ct
La Habra, CA 90631

019 484 52
Park Sunny
2000 S Sanders Ct
La Habra, CA 90631

019 484 53
Shah Shishir K
2020 S Sanders Ct
La Habra, CA 90631

019 484 60
Westridge Development
23 Corporate Plaza Dr #250
Newport Beach, CA 92660

019 484 62
Westridge Community Assn
1 Polaris Way #100
Aliso Viejo, CA 92656

019 485 01
Kang Shin Il
1611 W Nicklaus Ave
La Habra, CA 90631

019 485 02
Han Sang Mee
1601 W Nicklaus Ave
La Habra, CA 90631

019 485 03
Do Peter Trung
1591 W Nicklaus Ave
La Habra, CA 90631

019 485 04
Chang Byung Ha
1581 W Nicklaus Ave
La Habra, CA 90631

019 485 05
Yoon Jaewhan
1981 S Hagen Ct
La Habra, CA 90631

019 485 06
Shim Sin Ae Tr S A Shim
1961 S Hagen Ct
La Habra, CA 90631

019 485 07
Kim Henry
1941 S Hagen Ct
La Habra, CA 90631

019 485 08
Feetham Jerry
1921 S Hagen Ct
La Habra, CA 90631

019 485 09
Ambastha Vinod
1901 S Hagen Ct
La Habra, CA 90631

019 485 10
Reynolds Robin
1460 W Harrison Ave
La Habra, CA 90631

019 485 11
Oh Peter Youngsoo
1450 W Harrison Ave
La Habra, CA 90631

019 485 12
Star Property Lb
1440 W Harrison Ave
La Habra, CA 90631

019 485 13
Pham Long G Tr
1430 W Harrison Ave
La Habra, CA 90631

019 485 14
Patel Rakesh J
1420 W Harrison Ave
La Habra, CA 90631

019 485 15
Cheon Wook
1410 W Harrison Ave
La Habra, CA 90631



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Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

019 485 16
Africa Enrique L Tr
1400 W Harrison Ave
La Habra, CA 90631

019 485 19
Ramos Rudy M
1370 W Harrison Ave
La Habra, CA 90631

019 485 22
Kim Daniel
2040 S Armour Ct
La Habra, CA 90631

019 485 25
Lee Seok Ho
2001 S Armour Ct
La Habra, CA 90631

019 485 28
Joshi Hareshkumar M
2061 S Armour Ct
La Habra, CA 90631

019 485 31
Lord Brian Christopher
2020 S Mcspaden Ct
La Habra, CA 90631

019 485 34
Lee Edward
2021 S Mcspaden Ct
La Habra, CA 90631

019 485 37
Monk Holly Harris
2120 S Ferrier Ct
La Habra, CA 90631

019 485 40
Jimenez Elvie Tr
2131 S Ferrier Ct
La Habra, CA 90631

019 485 43
Westridge Development
23 Corporate Plaza Dr #250
Newport Beach, CA 92660

019 485 17
Santos Brian Joseph
1390 W Harrison Ave
La Habra, CA 90631

019 485 20
Yoon Sang Ho
1371 W Nicklaus Ave
La Habra, CA 90631

019 485 23
Aguilar Jesus A
2020 S Armour Ct
La Habra, CA 90631

019 485 26
Song Kiho
2021 S Armour Ct
La Habra, CA 90631

019 485 29
Lee James Y
2060 S Mcspaden Ct
La Habra, CA 90631

019 485 32
Cortez Gary
2000 S Mcspaden Ct
La Habra, CA 90631

019 485 35
Shin Jenny N
2041 S Mcspaden Ct
La Habra, CA 90631

019 485 38
Lee Bum Wan
2161 S Ferrier Ct
La Habra, CA 90631

019 485 41
Kendall Alice
2111 S Ferrier Ct
La Habra, CA 90631

019 485 44
Westridge Community Assn
1 Polaris Way #100
Aliso Viejo, CA 92656

019 485 18
Lee Okhyon S
1380 W Harrison Ave
La Habra, CA 90631

019 485 21
Garcia Joe D
2060 S Armour Ct
La Habra, CA 90631

019 485 24
Nam Hong Su
2000 S Armour Ct
La Habra, CA 90631

019 485 27
Maheshvari Jitendra
2041 S Armour Ct
La Habra, CA 90631

019 485 30
Hong Soon Young
2040 S Mcspaden Ct
La Habra, CA 90631

019 485 33
Kim Richard
2001 S Mcspaden Ct
La Habra, CA 90631

019 485 36
Peterson Rick D Tr
2061 S Mcspaden Ct
La Habra, CA 90631

019 485 39
Kim Catherine
2151 S Ferrier Ct
La Habra, CA 90631

019 485 42
Lennar Homes Ca Inc
24800 Chrisanta Dr #100
Mission Viejo, CA 92691

019 485 45
Westridge Community Assn
1 Polaris Way #100
Aliso Viejo, CA 92656

019 485 46
Westridge Community
24800 Chrisanta Dr #200
Mission Viejo, CA 92691

019 485 47
Westridge Community
24800 Chrisanta Dr #200
Mission Viejo, CA 92691

019 486 01
Edney Barbara A
1800 S Floyd Ct
La Habra, CA 90631

019 486 02
Nassar Group Advisors
1820 S Floyd Ct
La Habra, CA 90631

019 486 03
Cho Jang R Tr Cho Family
1840 S Floyd Ct
La Habra, CA 90631

019 486 04
Kim Bum Suk
1860 S Floyd Ct
La Habra, CA 90631

019 486 05
Yu Chi-Jen
1880 S Floyd Ct
La Habra, CA 90631

019 486 06
Park Jhong Myung Tr
1900 S Floyd Ct
La Habra, CA 90631

019 486 07
Kang Shin Won Trust
1920 S Floyd Ct
La Habra, CA 90631

019 486 08
Kwon Joseph
1940 S Floyd Ct
La Habra, CA 90631

019 486 09
An Jung Min
1960 S Floyd Ct
La Habra, CA 90631

019 486 10
Cheng David Wing
1980 S Floyd Ct
La Habra, CA 90631

019 486 11
Chung Hung Chung
2000 S Floyd Ct
La Habra, CA 90631

019 486 12
Chin Joe Seung Tr 2014
2020 S Floyd Ct
La Habra, CA 90631

019 486 13
Tran Michael T Tr
1651 W Nicklaus Ave
La Habra, CA 90631

019 486 14
Jhung Jin Chul Tr
1641 W Nicklaus Ave
La Habra, CA 90631

019 486 15
Chen Stephen W C Tr
1631 W Nicklaus Ave
La Habra, CA 90631

019 486 16
Tsou David Kai-Lin
1621 W Nicklaus Ave
La Habra, CA 90631

019 486 17
Park Sung On
2100 S Farrell Ct
La Habra, CA 90631

019 486 18
Kusnadi Eddy R
2120 S Farrell Ct
La Habra, CA 90631

019 486 19
Lees James N
2140 S Farrell Ct
La Habra, CA 90631

019 486 20
Larzo Donald J Tr
2160 S Farrell Ct
La Habra, CA 90631

019 486 21
Chang Kyung Joo
2161 S Farrell Ct
La Habra, CA 90631

019 486 22
Miyasaki Michael J
2141 S Farrell Ct
La Habra, CA 90631

019 486 23
Chao Jason
2121 S Farrell Ct
La Habra, CA 90631

019 486 24
Chituc Mihai Adrian
2101 S Farrell Ct
La Habra, CA 90631

019 486 25
Westridge Community
1 Polaris Way #100
Aliso Viejo, CA 92656

019 486 26
Scotti John G Tr Scotti
2021 S Floyd Ct
La Habra, CA 90631

019 486 27
Bae Kyung
2001 S Floyd Ct
La Habra, CA 90631

019 486 28
Kim Wendy
1981 S Floyd Ct
La Habra, CA 90631

019 486 29
Martinez Guadalupe Tr
1961 S Floyd Ct
La Habra, CA 90631

019 486 30
Shamiyeh Jamil
1941 S Floyd Ct
La Habra, CA 90631

019 486 31
Ahmadzadeh Ali
1901 S Floyd Ct
La Habra, CA 90631

019 486 32
Szeto Frank C
1881 S Floyd Ct
La Habra, CA 90631

019 486 33
Reicks Edward W Tr
1861 S Floyd Ct
La Habra, CA 90631

019 486 34
Arora Meenakshi
1841 S Floyd Ct
La Habra, CA 90631

019 486 35
Garcia Danielle L
1821 S Floyd Ct
La Habra, CA 90631

019 486 36
Westridge Community
24800 Chrisanta Dr #200
Mission Viejo, CA 92691

019 486 37
Westridge Community Assn
24800 Chrisanta Dr #200
Mission Viejo, CA 92691

019 486 38
Westridge Community
24800 Chrisanta Dr #200
Mission Viejo, CA 92691

019 486 39
Westridge Community
24800 Chrisanta Dr #200
Mission Viejo, CA 92691

019 486 40
Westridge Community
24800 Chrisanta Dr
Mission Viejo, CA 92691

019 491 01
Lennar Homes Ca Inc
24800 Chrisanta Dr #100
Mission Viejo, CA 92691

019 491 02
Lennar Homes Ca Inc
24800 Chrisanta Dr #100
Mission Viejo, CA 92691

019 491 03
Lennar Homes Ca Inc
24800 Chrisanta Dr #100
Mission Viejo, CA 92691

019 492 01
Ferrer Alejandra
2101 S Mangrum Ct
La Habra, CA 90631

019 492 02
Kang Hyon Nam
2081 S Mangrum Ct
La Habra, CA 90631

019 492 03
Lazaro Joel Velo
2061 S Mangrum Ct
La Habra, CA 90631

019 492 04
Kim Eun Joo
2041 S Mangrum Ct
La Habra, CA 90631

019 492 05
Chiang Jen-Shu Tr
2021 S Mangrum Ct
La Habra, CA 90631

019 492 06
Cook Jack Tr
2001 S Mangrum Ct
La Habra, CA 90631

019 492 07
Mukherjee Sawrav
1981 S Mangrum Ct
La Habra, CA 90631

019 492 08
Huang Li Cheng
1961 S Mangrum Ct
La Habra, CA 90631

019 492 09
Shin Jenny Living Trust
1941 S Mangrum Ct
La Habra, CA 90631

019 492 10
Sim William C
1921 S Mangrum Ct
La Habra, CA 90631

019 492 11
Lee Won Seok
1901 S Mangrum Ct
La Habra, CA 90631

019 492 12
Becerril Raul Tr
1900 S Mangrum Ct
La Habra, CA 90631

019 492 13
Hyun Christopher Hyun
1920 Mangrum Ct
La Habra, CA 90631

019 492 14
Hong Scott Sooki
1940 S Mangrum Ct
La Habra, CA 90631

019 492 15
Walker Lawrence F Tr
1960 S Mangrum Ct
La Habra, CA 90631

019 492 16
Chen David
2040 S Mangrum Ct
La Habra, CA 90631

019 492 17
Nguyen John Trong
2060 S Mangrum Ct
La Habra, CA 90631

019 492 18
Hirk Randy
2080 S Mangrum Ct
La Habra, CA 90631

019 492 19
Park Kwang Won Tr
2100 S Mangrum Ct
La Habra, CA 90631

019 492 29
Kim Alex Y
2201 W Snead St
La Habra, CA 90631

019 492 30
Park Brian
2300 W Casper Ct
La Habra, CA 90631

019 492 31
Hodhod Kamal S Tr Ka
2320 W Casper Ct
La Habra, CA 90631

019 492 32
Ching Peter Chung Kuen
2340 W Casper Ct
La Habra, CA 90631

019 492 33
Follonier Thierry G Tr
2360 W Casper Ct
La Habra, CA 90631

019 492 34
Kwon Justin H Tr
2380 W Casper Ct
La Habra, CA 90631

019 492 35
Kim Eddie
2400 W Casper Ct
La Habra, CA 90631

019 492 36
Verwiel Daniel Joseph
2420 W Casper Ct
La Habra, CA 90631

019 492 37
Choi Kwang Min Tr
2421 W Casper Ct
La Habra, CA 90631

019 492 38
Sebastian Lim Willy
2401 W Casper Ct
La Habra, CA 90631

019 492 39
Shin Youngho
2381 W Casper Ct
La Habra, CA 90631

019 492 40
Chen Holger Er-Chah
2361 W Casper Ct
La Habra, CA 90631

019 492 41
Lee Haeng Soo
2341 W Casper Ct
La Habra, CA 90631

019 492 42
Desai Family Trust
2321 W Casper Ct
La Habra, CA 90631

019 492 43
Song Ronny
2301 W Casper Ct
La Habra, CA 90631

019 492 44
Shah Paresh A Tr P & A
2161 W Snead St
La Habra, CA 90631

019 492 45
Callaghan Jerry T Tr
2151 W Snead St
La Habra, CA 90631

019 492 46
Patel Nita
2141 W Snead St
La Habra, CA 90631

019 492 47
Choi Dong H
2131 W Snead St
La Habra, CA 90631

019 492 48
Choi Moon Sun
2130 W Snead St
La Habra, CA 90631

019 492 49
Magbitang Virgilio A Jr
2150 W Snead St
La Habra, CA 90631

019 492 50
Cho Han Kyung Ja
2160 W Snead St
La Habra, CA 90631

019 492 51
Han Won Min
2170 W Snead St
La Habra, CA 90631

019 492 52
Cha Jung Sub
2180 W Snead St
La Habra, CA 90631

019 492 53
Lee Min Ki Tr
2190 W Snead St
La Habra, CA 90631

019 492 54
Lipaoen Charles A
2200 W Snead St
La Habra, CA 90631

019 492 58
Westridge Community Assn
1 Polaris Way #100
Aliso Viejo, CA 92656

019 492 59
Westridge Community
26 Corporate Plaza Dr #100
Newport Beach, CA 92660

019 492 61
Westridge Community
26 Corporate Plaza Dr #100
Newport Beach, CA 92660

019 492 62
Westridge Community
26 Corporate Plaza Dr #100
Newport Beach, CA 92660

019 493 01
Rocha Rodrigo J
2121 W Snead St
La Habra, CA 90631

019 493 02
Valencerina Madeleine
2111 W Snead St
La Habra, CA 90631

019 493 03
Sok Isaac C
2101 W Snead St
La Habra, CA 90631

019 493 04
Yi Alexander W
2041 W Snead St
La Habra, CA 90631

019 493 05
Chung Janet K
2031 W Snead St
La Habra, CA 90631

019 493 06
Faldu Dipen
2021 W Snead St
La Habra, CA 90631

019 493 07
Kim Scott H
2011 W Snead St
La Habra, CA 90631

019 493 08
Woo Kyho Tr
2001 W Snead St
La Habra, CA 90631

019 493 09
Radnitz Alan Tr Alan &
1981 W Snead St
La Habra, CA 90631

019 493 10
Lee Kyoung Sik Tr K S &
1971 W Snead St
La Habra, CA 90631

019 493 11
Frilot Steven Anthony
1961 W Snead St
La Habra, CA 90631

019 493 12
Lat Adonis L
1951 W Snead St
La Habra, CA 90631

019 493 13
Kim Tony
1941 W Snead St
La Habra, CA 90631

019 493 14
Kim Gerald K Tr Gc Kim
1931 W Snead St
La Habra, CA 90631

019 493 15
David & Young Hui Lee
1921 W Snead St
La Habra, CA 90631

019 493 16
Park Andy
1911 W Snead St
La Habra, CA 90631

019 493 17
Chuang Jieh-Ching Tr
1901 W Snead St
La Habra, CA 90631

019 493 18
Lee James Y
1801 Palmer Ct
La Habra, CA 90631

019 493 19
Park Nam Soo
1781 S Palmer Ct
La Habra, CA 90631

019 493 20
Magpayo Joseph T
1761 S Palmer Ct
La Habra, CA 90631

019 493 21
Kwon Hyuk
1760 S Palmer Ct
La Habra, CA 90631

019 493 22
Han Edward Tr
1780 S Palmer Ct
La Habra, CA 90631

019 493 23
Hsieh Brian Kwei Tr
1800 S Palmer Ct
La Habra, CA 90631

019 493 24
Kang Hong Kou
1840 S Hogan Ct
La Habra, CA 90631

019 493 25
Choe Jonathan J
1880 S Hogan Ct
La Habra, CA 90631

019 493 26
Dominguez Reynaldo
1900 S Hogan Ct
La Habra, CA 90631

019 493 27
Kang John Choongwha
1901 S Hogan Ct
La Habra, CA 90631

019 493 28
Huarng Shyuh-Dahn
1881 S Hogan Ct
La Habra, CA 90631

019 493 29
Kwon Soo Jin
1841 S Hogan Ct
La Habra, CA 90631

019 493 30
Lee In Sook
1821 S Hogan Ct
La Habra, CA 90631

019 493 31
Choi Sung Chul
1900 W Snead St
La Habra, CA 90631

019 493 32
Yoon Myung Suk
1920 W Snead St
La Habra, CA 90631

019 493 33
Huang Adam J Tr
1930 W Snead St
La Habra, CA 90631

019 493 34
Choe Yong H
1940 W Snead St
La Habra, CA 90631

019 493 35
Dai David T Tr
1950 W Snead St
La Habra, CA 90631

019 493 36
Shah Ramesh A Tr
1960 W Snead St
La Habra, CA 90631

019 493 37
Popa Dorin O
1970 W Snead St
La Habra, CA 90631

019 493 38
Noh Stanley Sungsoo
1980 W Snead St
La Habra, CA 90631

019 493 39
Lee Ellin Jiyoung
1800 S Woods Ct
La Habra, CA 90631

019 493 40
Dahdoul Mahmoud Tr
1820 S Woods Ct
La Habra, CA 90631

019 493 41
Matsushita Norman
1860 S Woods Ct
La Habra, CA 90631

019 493 42
Dahdoul Imad
1880 S Woods Ct
La Habra, CA 90631

019 493 43
Sheth Naresh R
1900 S Woods Ct
La Habra, CA 90631

019 493 44
Henein Fayez
1901 S Woods Ct
La Habra, CA 90631

019 493 45
Dahdoul Ali
1881 S Woods Ct
La Habra, CA 90631

019 493 46
Silver Sky Mgmt LLC
1861 S Woods Ct
La Habra, CA 90631

019 493 47
Reeh Jennifer Eun Young
1821 S Woods Ct
La Habra, CA 90631

019 493 48
Angsiy Henry Sy
1801 S Woods Ct
La Habra, CA 90631

019 493 49
Verdin Jesus A
2110 W Snead St
La Habra, CA 90631

019 493 50
Shin Jaeha J
2120 W Snead St
La Habra, CA 90631

019 493 51
Westridge Community
26 Corporate Plaza Dr #100
Newport Beach, CA 92660

019 493 52
Westridge Community
26 Corporate Plaza Dr #100
Newport Beach, CA 92660

019 493 53
Westridge Community
26 Corporate Plaza Dr #100
Newport Beach, CA 92660

019 493 54
Westridge Community
26 Corporate Plaza Dr #100
Newport Beach, CA 92660

287 331 01
City Of La Habra
Po Box 337
La Habra, CA 90633

287 332 01
Kim Han Joo
1800 S Spyglass Hill Ct
La Habra, CA 90631

287 332 02
Chung Chan Jae
1820 S Spyglass Hill Ct
La Habra, CA 90631

287 332 03
Doshi Mukesh R
1840 S Spyglass Hill Ct
La Habra, CA 90631

287 332 22
Feier George Tr George
1041 W Poppy Hills Ct
La Habra, CA 90631

287 332 23
Duong Frank Tr
1061 W Poppy Hills Ct
La Habra, CA 90631

287 332 24
Ji Yeol J
1071 W Oak Hills Ct
La Habra, CA 90631

287 332 25
Garcia Vincent J
1061 W Oak Hills Ct
La Habra, CA 90631

287 332 26
Kalantari Iradj
1051 W Oak Hills Ct
La Habra, CA 90631

287 332 27
An Charles Sup
1041 W Oak Hills Ct
La Habra, CA 90631

287 332 30
La Habra West Hills
1180 Olympic Dr #109
Corona, CA 92881

288 091 14
Pacific Coast Homes
Po Box 1392
Bakersfield, CA 93302

8037 055 001
Song Ku Yu Chiau Tr
13525 Beach Blvd
La Mirada, CA 90638

8037 055 002
Hamlin Beach Blvd LLC
13495 Beach Blvd
La Mirada, CA 90638

8037 055 003
Kelethin Investments LLC
13425 Beach Blvd
La Mirada, CA 90638

8037 055 004
Kelethin Investments LLC
13391-13425 Beach Blvd
La Mirada, CA 90638

8037 055 005
Kelethin Investments LLC
13391 Beach Blvd
La Mirada, CA 90638

8037 055 006
Kelethin Investments LLC
13391-13425 Beach Blvd
La Mirada, CA 90638

8037 055 007
13395 Beach Blvd LLC
13395 Beach Blvd
La Mirada, CA 90638

8037 055 008
13395 Beach Blvd LLC
1100 S Hope St #809
Los Angeles, CA 90015

8037 058 010
Kim Raymond Y
13711 Francisco Dr
La Mirada, CA 90638

8037 058 011
Min Hyon K & Soon
13707 Francisco Dr
La Mirada, CA 90638

8037 058 012
Tan Sunny K & Khoo
13703 Francisco Dr
La Mirada, CA 90638

8037 058 013
Chung Kwang & Seung
13702 Francisco Dr
La Mirada, CA 90638

8037 058 014
Sue Ren & Li Hsiu
13706 Francisco Dr
La Mirada, CA 90638

8037 058 015
Chung Yong H
13712 Francisco Dr
La Mirada, CA 90638

8037 058 016
Lee Hee M
13716 Francisco Dr
La Mirada, CA 90638

8037 058 017
Shin Jeong & Eun
13722 Francisco Dr
La Mirada, CA 90638

8037 058 018
Chun Minok R
13728 Francisco Dr
La Mirada, CA 90638

8037 058 019
Lee Han Lim & Suh Hae
13732 Francisco Dr
La Mirada, CA 90638

8037 058 022
Bhavsar Rajiv & Enakshi
13723 Capistrano Rd
La Mirada, CA 90638

8037 058 023
Young Seok Chun & Mi Ji
13719 Capistrano Rd
La Mirada, CA 90638

8037 058 024
Becerra Presley E
13715 Capistrano Rd
La Mirada, CA 90638

8037 058 025
Conanan Mansueto
13709 Capistrano Rd
La Mirada, CA 90638

8037 058 026
Simlote Suresh & Usha
13705 Capistrano Rd
La Mirada, CA 90638

8037 058 028
Centex Homes
7555 Irvine Center Dr
Irvine, CA 92618

8037 058 029
Centex Homes
7555 Irvine Center Dr
Irvine, CA 92618

8037 058 030
Centex Homes
7555 Irvine Center Dr
Irvine, CA 92618

8037 058 031
Tucker Larry
PO Box 7974
Newport Beach, CA 92658

8037 058 270
City Of La Habra
13540 Beach Blvd
La Habra, CA 90638

8037 059 006
Chen Nan & Duen Trs
13729 Capistrano Rd
La Mirada, CA 90638

8037 059 022
Rubia Augusto & Melanie
13811 Laguna St
La Mirada, CA 90638

8037 059 025
Centex Homes
7555 Irvine Center Dr
Irvine, CA 92618

8037 059 026
Centex Homes
7555 Irvine Center Dr
Irvine, CA 92618

8037 059 029
Centex Homes
7555 Irvine Center Dr
Irvine, CA 92618

937 900 46
Gardner Tawny
1301 S Country Way
La Habra, CA 90631

937 900 47
Bostinelos George
1309 S Country Way
La Habra, CA 90631

937 900 48
Sim Eugene
1319 S Country Way #3
La Habra, CA 90631

937 900 49
Romero Martha Galvez
1329 S Country Way #4
La Habra, CA 90631

937 900 50
Shin Nam Kyun
1339 S Country Way #5
La Habra, CA 90631

937 900 51
Murguia Amanda
1349 S Country Way
La Habra, CA 90631

937 900 52
Schwartz Ryan
1359 S Country Way
La Habra, CA 90631

937 900 53
Paterson Roderick S
1369 S Country Way
La Habra, CA 90631

937 900 54
Obrien Marea J Tr
1379 S Country Way #9
La Habra, CA 90631

937 900 55
Fabio Eric
1300 S Country Way #10
La Habra, CA 90631

937 900 56
Hall S J
1310 S Country Way
La Habra, CA 90631

937 900 57
Solis Martha
1320 S Country Way #12
La Habra, CA 90631

937 900 58
Moreno Laura Jean
1330 S Country Way
La Habra, CA 90631

937 900 59
Obrien Heather R
1340 S Country Way #14
La Habra, CA 90631

937 900 60
Kim Young H
1350 S Country Way #15
La Habra, CA 90631

937 900 61
Gutierrez Maria V
981 W Country Vw #16
La Habra, CA 90631

937 900 62
Kim Eileen
991 W Country Vw #17
La Habra, CA 90631



Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160
label size 1" x 2 5/8" compatible with Avery®5160/8160

937 900 63
Yi Joseph
971 W Country Vw #18
La Habra, CA 90631

937 900 64
Mu Stanford
961 W Country Vw
La Habra, CA 90631

937 900 65
Moon Roy
951 W Country Vw
La Habra, CA 90631

937 900 66
Park Young J
941 W Country Vw
La Habra, CA 90631

937 900 67
Cullimore Rodrick A
931 W Country Vw
La Habra, CA 90631

937 900 68
Oak Kwi-Seon
921 Country Ln
La Habra, CA 90631

937 900 69
Fernandez Roland J
901 W Country Vw #24
La Habra, CA 90631

937 900 70
Jimenez Rozella G
1100 W Country Vw #25
La Habra, CA 90631

937 900 71
Wargo Mary Ann Tr
1080 W Country Vw #26
La Habra, CA 90631

937 900 72
Chin Bob Sungho
1060 W Country Vw
La Habra, CA 90631

937 900 73
Thurman Ina
1040 W Country Vw #28
La Habra, CA 90631

937 900 74
Lamb Andrew D Tr
1020 W Country Vw #29
La Habra, CA 90631

937 900 75
Price Melissa Ann
1000 W Country Vw #30
La Habra, CA 90631

937 900 76
Aratake Yasuji
980 W Country Vw #31
La Habra, CA 90631

937 900 77
Quirk Allen D
960 W Country Vw
La Habra, CA 90631

937 900 78
Seo Pyong Kun
940 W Country Vw
La Habra, CA 90631

937 900 79
Chung Kenneth B
930 W Country Vw #34
La Habra, CA 90631

937 900 80
Her Jangouk
910 W Country Vw #35
La Habra, CA 90631

937 900 81
Kim Martin E
900 W Country Vw #36
La Habra, CA 90631

937 900 82
Hill Kim F
896 W Country Vw #37
La Habra, CA 90631

937 900 83
Shin Michelle K
894 W Country Vw #38
La Habra, CA 90631

937 900 84
Kim Joung Sook
890 W Country Vw #39
La Habra, CA 90631

937 900 85
Sakamoto Akinori
880 W Country Vw #40
La Habra, CA 90631

937 900 86
Nazaroff Sally Ann
870 W Country Vw #41
La Habra, CA 90631

937 900 87
Lee Heui Shoo K
860 W Country Vw #42
La Habra, CA 90631

937 900 88
Romero Donna M
891 W Country Vw #43
La Habra, CA 90631

937 900 89
Chan Gerald Tr G & J
881 W Country Vw #44
La Habra, CA 90631

937 900 90
Ahn Choon Sup
871 W Country Vw #45
La Habra, CA 90631

937 900 91
Kwak Sang Joon
861 W Country Vw #46
La Habra, CA 90631

937 900 92
Kim Dong H
857 W Country Vw
La Habra, CA 90631



label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

937 900 93
Streeter Harold D
855 W Country Vw
La Habra, CA 90631

937 900 94
McQuillen Michael J
851 W Country Vw #49
La Habra, CA 90631

937 900 95
Gary Laurie J
853 W Country Vw #50
La Habra, CA 90631

937 900 96
Smith W Craig Tr
1349 S Countrywood
La Habra, CA 90631

937 900 97
Red Raspberry LLC
1339 S Countrywood
La Habra, CA 90631

937 900 98
Kazos Cynthia D Tr
1329 S Countrywood #53
La Habra, CA 90631

937 900 99
Park Sun Ja
1319 S Countrywood #54
La Habra, CA 90631

937 901 00
Sullivan John C Tr
1309 S Countrywood #55
La Habra, CA 90631

937 901 01
Cordero Mercedes R
1301 S Countrywood
La Habra, CA 90631

937 901 02
Chang Peter
1300 S Countrywood #57
La Habra, CA 90631

937 901 03
Cho Brent S
1310 S Countrywood #58
La Habra, CA 90631

937 901 04
Mezzano Jim P Tr
1320 S Countrywood #59
La Habra, CA 90631

937 901 05
Tallman John R
1330 S Country Way
La Habra, CA 90631

937 901 06
Choi Suk Ja
1340 S Countrywood #61
La Habra, CA 90631

937 901 07
Thampi Sirous
1350 S Countrywood #62
La Habra, CA 90631

937 901 08
Langevin Roger S
1360 S Countrywood #63
La Habra, CA 90631

937 901 09
Hwangpo Yongsoo
1370 S Countrywood
La Habra, CA 90631

937 901 10
Aalam Merdad
850 W Country Vw
La Habra, CA 90631

937 901 11
Crawford Nancy A
840 W Country Vw #66
La Habra, CA 90631

937 901 12
Hanrahan Teresa A
830 W Country Vw #67
La Habra, CA 90631

937 901 13
Escobar Orbelina
820 W Country Vw #68
La Habra, CA 90631

937 901 14
Mardahl Steven J
810 W Country Vw #69
La Habra, CA 90631

937 901 15
Yamamoto Yuka
800 W Country Vw #70
La Habra, CA 90631

RANCHO LA HABRA SPECIFIC PLAN

DRAFT ENVIRONMENTAL IMPACT REPORT
SCH NO. 2015111045

CITY OF LA HABRA
February 2018



Appendix E Notice of Preparation Responses



Metis Environmental Group

From: [Peter Carlson](#)
To: [Ramirez, John](#); [Keeton Kreitzer \(kkconsulting@sbcglobal.net\)](#)
Cc: [Eric Turner](#); [Brianna Bernard](#)
Subject: FW: AB-52 Consultation Response to the Proposed Project Rancho La Habra Specific plan
Date: Tuesday, November 17, 2015 11:08:37 AM

FYI

--

Peter K. Carlson
Vice President

VCS Environmental
EXPERT SOLUTIONS | CEQA-NEPA . Biology . Regulatory

30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675
Office: 949.489.2700 x208
Fax: 949.489.0309
Cell: 949.289.3625

vcsenvironmental.com

From: Roy Ramsland [<mailto:RRamsland@lahabraca.gov>]
Sent: Tuesday, November 17, 2015 8:55 AM
To: Andrew Ho
Cc: williamk@ka-mg.com; christinek@ka-mg.com; Peter Carlson; Michael Battaglia
(michael.battaglia@calatl.com) (michael.battaglia@calatl.com); Carlos Jaramillo; Chris Schaefer; David Lopez
Subject: AB-52 Consultation Response to the Proposed Project Rancho La Habra Specific plan

FYI

We received this from the Gabrieleno Band of Mission Indians-Kizh Nation

From: Andy [<mailto:gabrielenoindians@yahoo.com>]
Sent: Monday, November 16, 2015 4:21 PM
To: Roy Ramsland
Cc: Christina Swindall Martinez. Kizh Gabrieleno; Matt Teutimez.Kizh Gabrieleno; Gary Stickel
Subject: Ranch La Habra specific plan/ cal Atlantic homes

Nov 16,2015

Roy Ramsland

Planning Manager

City of La Habra California

201 E. La Habra Blvd

La Habra , California, 90633

Subject: AB-52 Consultation Response to the Proposed Project Rancho La Habra Specific plan.

Dear Roy Ramsland:

On behalf of the Gabrieleno Band of Mission Indians-Kizh Nation, I would like to thank you for providing us with this opportunity to review the proposed project pursuant to AB-52. The Gabrieleno-Kizh Nation is recognized by the State of California's Native American Heritage Commission (NAHC) as being authorized to implement AB-52 within our traditional tribal territory which encompassed Los Angeles, Orange, San Bernardino, and Riverside Counties.

The purpose of this letter is to provide your agency with information regarding the environmental documentation required pursuant to the California Environmental Quality Act (CEQA).

In all cases, when the Native American Heritage Commission states there are "No Records of Sacred Sites" in the project area; the NAHC will always refer lead agencies to the respective Native American Tribe because the NAHC is only aware of general information and are not the "experts" on each California Tribe. Our Elder Committee & Tribal Historians are the experts for our Tribe and are able to provide a more complete history (both written and/or oral) regarding the location of historic villages, trade routes, cemeteries and sacred/religious sites in the project area. While the property may be located in an area that has been previously developed, numerous examples can be shared to show that there still is a possibility that unknown, yet significant, cultural resources will be encountered during ground disturbance activities. The recent implementation of AB52 dictates that lead agencies consult with Native American Tribes who can prove and document traditional and cultural affiliation with the area of said project in order to protect cultural resources. Our priorities are to avoid and protect without delay or conflicts – to consult with you to avoid unnecessary destruction of cultural and biological resources, but also to protect what resources still exist at the project site for the benefit and education of future generations. For this reason, we are requesting the following two (2) mitigation measures be incorporated into the CEQA document and the mitigation monitoring and reporting program.

Mitigation Measure 1. The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Gabrieleno Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, trenching, and vegetation removal. The tribal monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) will photo-document the ground disturbing activities.

The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered

during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site ground disturbing activities are completed, or when the monitor has determined that the site has negligible potential for impacts to cultural resources.

Mitigation Measure 2. If the project site contains native vegetation that will be removed, Native American monitors or an authorized Tribal representative shall visit the area to document and distinguish native vegetation that is preferred by the Tribe. All plants preferred by the Tribe shall be made available to the Tribe prior to removal. Native vegetation is still used by the indigenous peoples for food and medicinal purposes.

If you have any questions, please feel free to contact Mr. Andy Salas at [\(626\) 926-4131](tel:6269264131) or email him at gabrielenoindians@yahoo.com. Thank you very much.

Westridge. Community
Resident -

Floyd Ct. smells

sulfur in water

& around house.

~~set~~
→ traffic Lattabra Hills Drive &
Imperial

- oil wells.

- Community Center Stays.

- Park Patrol Police

DEC 8. - Community Center Used for?
- Parking Lot Light Low. Dark
- Park Lights low. Light
Pollution

Sinistar Labs
Triabracoo Canyon.
714 505 4010

methane
Sulfur.
Rotten Egg
Smell.

My name is Edward Han at
1780 S. Palmer Ct.

I am opposing to this project
because of the amount of dust
from construction will cause
lung cancer and also because
we have asthma it will make
our health worse. Air quality
will be really bad

Concern:

① Noise impact !!!
noise travels up hill.

② Property formerly owned by Chevron -
they pumped oil and on various sites
I'm concerned you will be grading the land
opening old prior drilled yard & toxics
traveling into the air will greatly impact
air quality.



3. There is a problem w/parties being held at westridge hall. Their guest come out onto the golf course Kids / adult play around on open space - I would call - Police dept - westridge the noise, party guest - parking lot hemking etc is a great problem.

2013
④ paid \$100,000 for golf course view. Now my view is going to be back yards and roof-tops - Why can't you plan for more green space less compact homes settings sell them for \$1,000,000 up

Quality of neighbor very different in community. Take Care / Less impact of community - problems →

5. Having amount of homes
also impacts use of our
city services - Fire dept,
police dept. - commercial
use - traffic - road use -
repairs -

⑥ Cost of water, trash, waste
Impact to community usage
cost.

7. gases in soil - how will they
be handled

I would love to see a name change for the project. Something a little more upscale for the value of the homes.

What type of regulations will there be at the park? hours? restrictions of animals?

Hey, my names Isabella I'm 11. Me and
my friend think you should put in
some stables for horseback riding
I'm just saying thats a family
friendly thing, or you can build an
animal shelter. Also in the park
can you put some nonovergreens, leate, piles
are the funest thing for a child.

OWNER

Name: CHANG, LI-HUA
Address: 1720 S. RUNYAN STREET
LA HABRA, CA 90631

Tel: (714) 606 9964

We are gated community - Westridge.
Safety issue will be big issue.
Concern after all these new
houses built. Burglar is serious
concern. Our community will
not be safe anymore.
Traffic will be very very bad!
We bought the house was because

of the golf course view. These new houses built will lower our property value and destroy the premium golf course view. Too many residents in this area will create noise, too much noises!

We are opposed to this
project.

Norman & Linda Brown
~~PNB~~ linda.westbrown@gmail.

a Community Pool (lot 287) com
would be built on the other side of
our wall. Unacceptable!

Bill SANDERS
1821 S. HAGON ST.

1. GATE ^{OR FENCE} BOTTOM OF THE BANKS AT THE NEWLY PROPOSED
PARK - PLEASE DO NOT ALLOW THE PUBLIC ON THESE
SLOPES.

2. THOUGHT WE'D HAVE THE BEAUTIFUL GOLF COURSE FOR
YEARS -

If developing traffic studies need to take
place which does not impact thru-lanes along -/
more Greenspace and less homes,
~~yes~~ Needs to increase area
of greenspace as much as possible.

Less density!

More green space!

Against build the new houses in our community. Reasons =

1. Safety issue = once ~~to~~ have a public park in our community, anyone can come in, we don't feel safe.
2. house value = we paid more \$300,000 to have the golf view, then once have more house here, our house price will be dropped.

3. Traffic Issue.

~~///~~

Tel: 526-691-5286

Elaine Tsou

1621 W. Nicklaus Ave,
La Habra, CA. 90631

U against this project!
We moved to La Habra and Westridge
is for this beautiful golf course!
It is unfair to people who brought
their home at Westridge!

Chen, Holger
2361 W. Casper Court
La Habra Ca. 90631

Mervat Shafik

SG2 # 338 8049

NC for Darling

Golf course

I am a resident at 1780 S.
Palmer Ct. My name is Mrs HAN
and I am very upset w/ this
project. It will bring a lot of
traffic, pollution during construction
and on the top of it I bought
this house w/ golf course view,
paid a lot more for that view
and now I will be seeing roof
tops and a lot of traffic.
I hope this project will never
get approved. it will bring
too much trouble !!!

We Come to The golf
Community With the "dream"
Now THE Dream Broken
By THE people
like King said
"WE HAVE A Dream"

I felt was like a sales meeting

It did not address the concerns of the current homeowners.

There was no open forum to address current homeowners concern.

Regarding Proposed Plan for Rancho La Habra

- I strongly oppose the project due to the fact that I bought a property @ Westridge because of the golf course and it was the property value higher. But now that this housing project will take over the golf course, this will apparently lower our property value. Not to mention the impact on traffic, the environment, and life in the course and

the added time getting in and
out of my place because of
excessive traffic and no addi-
tional roads.

Nov 17, 2015.

SUNG OK Channing

I moved to Westridge Summit for our last home. We are planning to live until we go to meet our Creator! We spent, paid large amount to up grade so we live happy, comfortable.

I am definitely against "the plan you are presenting to us."

It is a shock after we spent large amount of life savings, and someone try to take it away. I do not believe what you are trying to "sell." No one believe our property value will go up but I think we will lose our life savings. I can not find a

Ward what you are trying to do.
But definitely not good. If
you can go some other "Golf Club," to buy
and "Build," your homes. It is wast and
insane to Tear down Green Golf Club and
Build homes. I hope your conscious is
intact.

J. Chung

I would not like to see a new development breaking ground.

I am against the impact of additional traffic, noise and dirt due to construction.

Owner

Name: CHANG, LI HUA

Address: 1720 S. RUNYAN STREET.
LA HABRA, CA 90631

Tel: (562) 697-0883

1. Environment is getting bad
2. Traffic will be bad, too crowded, no open space
3. Beach Blvd. is a parking lot after building all these houses.
4. Idaho Street is only two lanes, traffic will be terrible.
5. My house view will be obstructed. I will not have golf course view. Also my property value will be down significantly.

6. Air quality will be bad after all green removed and terrible traffic.

I am opposed to this development -
We purchased in Westridge - original
owners, 16 years ago. A fundamental
reason is because the golf course
would afford insulation from
noise - our home on Floyd Ct.
has been extremely quiet and
peaceful - a public park will
change the tranquility of the
neighborhood.

When the golf course goes - our property
values will go down - Being very
close to retirement this would be
disasterous for us. Katherine Deeks
714-473-4819

Whatever gonguys do!

I don't want you to build house
in Golf Course.

I don't want too much traffic
and I don't want block my view!
here is already too much Traffic.

Boles Bishop

1721 S. Hagen Ct

La Habra CA

NO

(No) for building Golf course
affecting my view

NO

Comments For Environmental Impact

- There will ~~not~~ be more smog because of an additional 5000 cars.
- There will be more crime because of the added homes (Low income)
- The wild life that we have, (Owls, coyotes, and hawks) will disappear.
- Current property values will go down.
- There will be more traffic on Imperial Hwy.

Guadalupe Martinez
1961 S. Floyd Ct.
La Habra, CA

I decline
We purchased at westridge in 1999.
We purchased a GOLF Course
community and paid TOP dollar
to get a prime location.
I am ~~posed~~ declining to accept
the New development and Changing
to Residential.

Mrs Martinez
1961 S. Floyd Ct
LA Habra CA 90631

562 690-0777

There is a serious housing shortage in ~~the~~ La Habra. The number of townhomes should be increased to increase the total number of homes built.

Walkability to neighboring commercial areas is poor. Additional paths should be installed to shorten the path from the front door to neighboring businesses.

Green space should be converted to native coastal sage scrub to provide habitat for wildlife.

Jesse Rorabaugh

434 Citrus Hill Lane

La Habra CA 90631

Guadalupe Martinez

(562) 690 0777

Lumar2020@Adelphia.net

Note: Please provide the city Contact information
that is taking comments.

NO I DO NOT
WANT to Build
homos on the Golf Course

Kyoung SIK LEE
11971 W. Sneed St
La Habra CA 90631.

We are a resident in
Westridge Community.

We're ~~op~~ strictly opposing this
project, because property
value will be dropped.

And too many traffic this
area and will be
very noise.

(562) 697-0406 Gerald.

owner

Name: Feroze Ahmed

Dr. Nasima Begum

Address: 1700 S. Runyan St.

La Habra, Ca- 90631

ph # 562-416-3351

I do not support this project because
Environmental impact; traffic will be
Bad, no open space, it will be
too crowded, Beech Blvd is a parking
lot now. After this many house
the car will not move.

Also Idaho St. is only two lane.

traffic will be terrible.

Also my ^{house} view be obstructed,
~~no~~ & I will not have golf court
view. Also my ^{Property} value will be down
significantly. &

I do not support the development of Rancho La Habra. I live in Westridge community and I paid to live in a golf course community.

I do not want to see more traffic, congestions in my community.

May Huang 626-806-1813. maynhh@Outlook.com

We oppose the proposed project :

1. We bought the house which was \$300,000 more expensive than the regular home not in front of the golf course. Who is going to pay us the LOSS!
2. We think the value of our home will be decreased significantly.
3. We also concern about the Traffic & Safty.

Liabel Chen

1631 W. Nicklaus
Ave

I AM a resident at 1760 S. Palmer Ct
and am very upset w/ this
project. I oppose all this
project and am against the
building of more houses which
will bring more traffic and
pollution.

Mr. Kwon

tel: 617-8512236

I strongly object to build
the houses on Golf Course.

Due to Environment and ~~for~~ humane life

It should stay as is.

We would like this area should
be Golf Course.

1901 W. Smead Street. Steve
Lapahn

we are against the city to build more houses, the traffic will be awful, the property value will drop, the crime rate will go up, environmental impact will be huge, noise level will go up and a lot of residents will seek to move away. I already know 3 families that want to move.

Dear Concerned:

11-25-15

Our Family members (SANG-HAN, James Han, & Sarah Han) oppose Rancho La Habra Specific plan under the CalAtlantic Homes proposal / the Golf Course be replaced with a mixed-use community.

We moved here knowing that there is a Golf Course nearby so that we play Golf on a weekly basis please stop the application!

Thanks


SANG-HAN

1391 W. HARRISON AVE. LA Habra, CA 90631

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NOV 30 2015
PLANNING DEPT



FULLERTON JOINT UNION HIGH SCHOOL DISTRICT

Business Services

1051 W. Bastanchury Rd., Fullerton CA 92833

Phone (714) 870-2810

FAX (714) 870-2835

Via Email

December 1, 2015

Mr. Roy Ramsland
Planning Manager
City of La Habra
201 East La Habra Boulevard
La Habra, CA 90631

Subject: Notice of Preparation of a Draft Environmental Impact Report
Rancho La Habra Specific Plan – CalAtlantic Homes

Dear Mr. Ramsland:

Thank you for providing the opportunity for Fullerton Joint Union High School District (District) to comment on the Notice of Preparation of a Draft Environmental Impact Report - Rancho La Habra Specific Plan. It is the understanding of the District from the information contained in the Notice that the City is evaluating development to include 420 homes, 12,000 square feet of commercial/retail space, and an 8,000 square foot dining/restaurant pad.

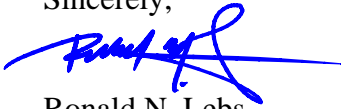
In order for the District to provide appropriate and adequate input and stay abreast with potential impacts with respect to this development, it is important that District staff members are kept informed regarding this project along the way. For this reason, the District requests to be included in all mailings, communications, meetings, and conversations that involve the discussion of schools and/or the impact to schools from this project.

The District will require mitigation in the form of payment of statutory developer fees (at a minimum) in effect at the time any building permits are issued to offset the educational facility costs associated with the additional students generated by this project.

The District appreciates the opportunity to comment and welcomes additional dialog with the City regarding this project. Please continue to include the District on future communications and notices concerning any meetings regarding this project. This conversation should also involve the La Habra School District and Lowell Joint School District since this project appears to overlap both elementary school district boundaries.

If you have any questions, please feel free to call me at (714) 870-2810.

Sincerely,



Ronald N. Lebs
Assistant Superintendent
Business Services

cc Scott Scambray Ed.D, Superintendent
Fullerton Joint Union High School District

Karen Kinney, Chief Business Official
La Habra City School District

Andrea Reynolds, Assistant Superintendent, Administrative Services
Lowell Joint School District



**South Coast
Air Quality Management District**
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

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DEC 07 2015

PLANNING DEPT
December 1, 2015

Roy Ramsland, Planning Manager
City of La Habra
Community Development Department
201 E. La Habra Boulevard
La Habra, CA 90633

**Notice of Preparation of a CEQA Document for the
Rancho La Habra Specific Plan**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts

when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at Jwong1@aqmd.gov or call me at (909) 396-3176.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.

Program Supervisor

Planning, Rule Development & Area Sources

ORC151118-04
Control Number



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

The City of La Habra requests your participation in the planning process for this project. Your comments will assist us in addressing your concerns in the Draft Environmental Impact Report (DEIR).

For your convenience, you may use this sheet to write any comments you may have.

Comment: This project is bad for LA Habra
As elected officials, it is your job to protect us, your tax paying citizens
Some of the reasons why this is bad are as follows and not limited to:

- 1) increased traffic
- 2) increased pollution from ~~smog~~ smog, noise
- 3) increased use of water (especially that we are in a drought)
- 4) greater impact on our already overcrowded schools
- 5) destruction of our wildlife (bird species, rabbits, coyotes)
- 6) potential contamination of ground water by oil known to be under the golf course
- 7) Destruction of open space, civic pride and city beauty
- 8) lower of property values of adjacent communities

(use backside if needed)

Name: SAURAV MUKHERJEE

Mailing Address: 1981 S. Mangrum Ct
LA HABRA, CA 90631

Phone Number: (562) 355-8061

Email Address: Saurav.mukherji@gmail.com



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

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Comment:

I AM GOING TO CONTACT
ED Royce Repr for 39th District
& C.C. Jerry Brown on our situation
from the water crisis (draught)
I will solicit his help & advice

(use backside if needed)

Name:

ED REICKS PHD

Mailing Address:

18615. Floyd Ct
La Habra

Phone Number:

714 879 7091

Email Address:

edreicks@adelphia.
net



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

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For your convenience, you may use this sheet to write any comments you may have.

Comment: Will we have the opportunity to vote for or
against this project?

ARE THERE PLANS TO ACCOMMODATE OR MODIFY EXISTING STREETS
TO ENABLE THE ADDITIONAL VEHICLE TRAFFIC RESULTING FROM
THE RANCHO LA HABRA PROJECT AND NEW LUXURY APARTMENTS
BEING BUILT ON BEAN BLVD NORTH & IMPERIA?

(use backside if needed)

Name: Michelle Stowell

Mailing Address: 1451 Pine Tree Ct
La Habra

Phone Number: 562 743 5439

Email Address: Shelley.lpr@gmail.com



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

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Comment: concerns are:

- ① Schools
- ② Irrigation
- ③ Parking - street parking vs NO st parking
- ④ Crime
- ⑤ Tanks (underground)
- ⑥ Greenbelt maintenance - who covers
- ⑦ Slippage ~~and~~ grading
- ⑧ dust, pollution, water usage
- ⑨ water consumption of new residents
- ⑩ I have a pool & wonder who will pay for daily cleaning & maint during construction

(use backside if needed)

Name:

Jennifer P. Jaraman

Mailing Address:

1230 Rain Tree Dr
La Habra, CA 90631

Phone Number:

562/301-5877

Email Address:

Jennifer@no corners
com



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

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For your convenience, you may use this sheet to write any comments you may have.

Comment:

1. Bad for Water Shortage!
2. Bad for School children
3. Only 1 golf course in La Habra!
4. Bad traffic!
5. Property value down!

(use backside if needed)

Name: John Reel

Mailing Address:

1821 S. Woods
ct La Habra Ca
90631

Phone Number:

714) 872-6402

Email Address:

John Reel2130@
Yahoo.com



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

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Comment: _____

1. How were the number of units determined and the number of multi-storied units determined?

2. Potential costs would the city of La Habra incur on a one-time and continuing basis?

3. What tax revenues would offset the above expenses.

4. What is the income range required to purchase either a unit in a multi-unit residence or a single family home.

(use backside if needed)

Name: Jim Bettendorf

Mailing Address: 2601 Bruce Ln

Phone Number: 562-691-3428

Email Address: jcbcar2006@yahoo.com



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

The City of La Habra requests your participation in the planning process for this project. Your comments will assist us in addressing your concerns in the Draft Environmental Impact Report (DEIR).

For your convenience, you may use this sheet to write any comments you may have.

Comment: HEAVY POPULATION BRING
WATER SHORTAGE
HEAVY ~~HEAVY~~ JAM TRAFFIC, NOISE
AND AIR POLLUTION
MANY UNEXPECTED CRIMES!
RESIDENTIAL ZONE MUST KEEP
QUIET NO POLLUTION!
PROPERTY VALUE - WHO GOING TO PAY BACK
I DON'T AGREE RANCHO PROJECT.

(use backside if needed)

Name: SHIN, TAE WOL

Mailing Address: 2040 S NELSON CT
LA HABRA, CA 90631

Phone Number: (714) 292-0818

Email Address: _____



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

The City of La Habra requests your participation in the planning process for this project. Your comments will assist us in addressing your concerns in the Draft Environmental Impact Report (DEIR).

For your convenience, you may use this sheet to write any comments you may have.

Comment: To MR. ROY RAMSLAND — Planning Manager

HEAVY POPULATION BRING

HEAVY TRAFFIC TAM. AIR POLLUTION

AND NOISE

NATURALLY PROPERTY VALUE GOING TO DOWN!

I've lived in Westridge Community since 10/1/2000

it was very nice AREA,

NOW I WORRY about congested AREA, CONGESTION
AND CONGESTION!

SO I OPPOSE RANCHO LA HABRA PLAN

(use backside if needed)

Name: TAE EO

Mailing Address: 2040 SOUTH NELSON CT
LA HABRA, CA 90631

Phone Number: (213) 369-7856
(562) 697-4150

Email Address: _____



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

The City of La Habra requests your participation in the planning process for this project. Your comments will assist us in addressing your concerns in the Draft Environmental Impact Report (DEIR).

For your convenience, you may use this sheet to write any comments you may have.

Comment: As a resident of the Westridge
Community Associates, I strongly oppose to the
new development plan of the Westridge Golf
course. The construction will not only destroy
the view of the entire area, but
also the air quality of the surrounding neighborhood.
The golf course is the ecological homeground
to many wild animals.

(use backside if needed)

Name: Matthew Cho

Mailing Address: 2001 Sarazen Ct.
La Habra

Phone Number: 213-804-2553

Email Address: matt_cho@hotmail.com

Dong Hee Choi
Byung Duk Choi
2131 W. Snead St.
La Habra, CA 90631
(562) 691-4789

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DEC 09 2015
PLANNING DEPT

December 2, 2015

Roy Ramsland
Planning Manager
CITY OF LA HABRA
Community Development Department
201 E. La Habra Blvd.
La Habra, CA 90633

Dear Mr. Ramsland,

We are writing to you concerning the Notice of Preparation of the Draft Environmental Impact Report for the Rancho La Habra Plan submitted by the Applicant, CalAtlantic Homes.

We strongly oppose the construction of the proposed mixed-use community at the current site, or Westridge Golf Course, for these critical reasons:

The proposed site plan would obliterate one of the key features of our home for which we purchased the house in the first place; Westridge Golf Course not only provides a beautiful view that we enjoy daily but also accounts for the home value, which will severely decrease if it is eradicated by this plan. Even if the rooftops that are immediately adjacent to our street are those of single-family homes, they would be a blight compared to the serene greenery that currently exists at Westridge Golf Course.

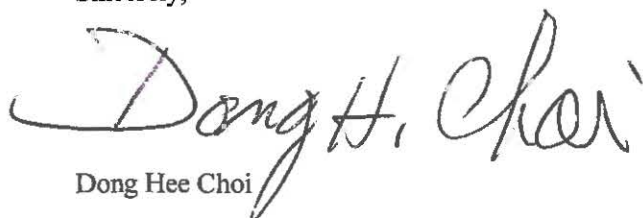
Additionally, with the proposed residential and commercial retail space, the impact to traffic, noise, air quality, greenhouse gases, and aesthetics can only be detrimental. 420 additional homes, over a third of which are multi-family townhomes, will severely augment traffic and noise levels in the area, even with the entrances proposed at current signalized intersections.

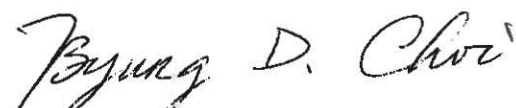
Much retail development has occurred along Beach Boulevard and Imperial Highway over the years, which has increased traffic and noise levels considerably. Another 12,000 square foot commercial retail space supported by an 8,000 square foot restaurant pad can only make things far worse.

Although the DEIR has yet to be prepared, we hope that you will take into serious consideration the concerns of current residents such as ourselves.

Thank you.

Sincerely,


Dong Hee Choi


Byung Duk Choi



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

RECEIVED

DEC 10 2015

PLANNING DEPT

The City of La Habra requests your participation in the planning process for this project. Your comments will assist us in addressing your concerns in the Draft Environmental Impact Report (DEIR).

For your convenience, you may use this sheet to write any comments you may have.

TO: Roy Ramsland - planning Manager, R Ramsland; Andrew Ho - Director of Community

Comment: EIR - Traffic/Circulation; Traffic will double and maybe triple with 400 homes + 400 attached and 220 condominiums = 800 dwellings will certainly increase noise, fumes, smog, gas. construction equipments, large trucks. Also detours from road closures will take more time and energy to Dr's offices, working places.

- Noise; Concerned with big trucks, speeding cars everyday activities such as gardening
- Open space / Green space; maintenance, untimely fire works, late party and loud music.
- View preservation; Moved to Westridge because nice, beautiful Golf Course Views Open area views, Clean air neighbor, open views for city and Mountain. We paid for Premium Golf Course lots. No Golf Course we have no reason to live here!
- City services; Not informing residents timely with news, make people may have alternative reasons?
- Safety; Too little space, too many people, we see Idaho gate is broken too often. I witnessed people pushing "gate" and it opens. Too many cars too many dogs -> and cats.
- Property Values; It is a big issue for many people, our (use backside if needed)
see Backside

Name: William Y. Choung
Jung Ok Choung

Mailing Address: 1761 S. Hagen Street
La Habra, CA 90631

Phone Number: 562-697-9484

Email Address: Choung William @ Verizon
Note

DEC 10, 2015

House is our biggest asset for us. We spent Large amount of life time savings to upgrade home, because we are going to live here long time.

I am certain Property Values will go down, because no views, Golf Course, beside crowded neighbor and noise, air pollution.

- No.; City and Board members see only "signs".
Do you know the reasons why we choose to live here?
We like to live on a golf course.
we like open views.
we like gated safe community.
we like tranquillity of the place.
we like to live in a clean and green area.

* I Hope City Council members and Board Members will have change there mind changing Rezoning and changing Community to " Rancho Lathabra".

Sincerely, Jung ok Choung
William y. Choung.
Willi y ch



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

RECEIVED

DEC 10 2015

PLANNING DEPT

The City of La Habra requests your participation in the planning process for this project. Your comments will assist us in addressing your concerns in the Draft Environmental Impact Report (DEIR).

For your convenience, you may use this sheet to write any comments you may have.

Comment: _____

Dear Council Members

I would like to remind all council members that several years ago, when the Westridge Golf Course was sold for the first time, we had a similar problem as we are currently experiencing. At that time the council members decided to vote against rezoning this area. I am asking all council members **again** to vote against rezoning our area to avoid destroying this beautiful, tranquil gated neighborhood.

We purchased our home for five major reasons;

1. To live on a golf course
2. For the view
3. To live in a gated community
4. Tranquility and piece full surroundings
5. Closed to shopping centers

It had been mentioned that the City of La Habra has very few parks or green belts than why would anybody destroy something what is needed the most.

Thank you for considering my comments

Gerd Kruger / 12-11-2015

Name: _____

Gerd & Elbe Kruger

Mailing Address: 1741 S. HAGEN CT.
LA HABRA

Phone Number: _____

(562) 533-7529 (C)

Email Address: gerd.kruger@gotlink.com

From: [Peter Carlson](#)
To: [Ramirez, John](#); [Michael Battaglia \(michael.battaglia@calatl.com\)](mailto:michael.battaglia@calatl.com)
Cc: [Brianna Bernard](#)
Subject: FW: Rancho La Habra Project
Date: Thursday, December 10, 2015 9:44:17 AM
Attachments: [Rancho La Habra-NOP.pdf](#)

FYI

--

Peter K. Carlson
Vice President

VCS Environmental
EXPERT SOLUTIONS | CEQA-NEPA . Biology . Regulatory

30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675
Office: 949.489.2700 x208
Fax: 949.489.0309
Cell: 949.289.3625

vcsenvironmental.com

From: christinek@ka-mg.com [mailto:christinek@ka-mg.com]
Sent: Thursday, December 10, 2015 9:19 AM
To: Peter Carlson
Cc: williamk@ka-mg.com
Subject: FWD: Rancho La Habra Project

Peter,

Attached is another response just received by the City. Roy provided a good initial response to the inquiry.

Christine Kelly

----- Original Message -----
Subject: Rancho La Habra Project
From: "Roy Ramsland" <RRamsland@lahabraca.gov>
Date: 12/10/15 10:08 am
To: "'s.maheshvari@gmail.com'" <s.maheshvari@gmail.com>
Cc: "Chris Schaefer" <CSchaefer@lahabraca.gov>

Saumil,

Mr. Schaefer forwarded your e-mail to me so I could assist you.

There are no public hearing scheduled for the date you note below, nor have they yet been scheduled. The public hearing will come much later in the process. At this time we are working on the preparation to the Environmental Impact Report (EIR). As part

of the Environmental process a Notice of Preparation (NOP) of an EIR is prepared and distributed to State and Local Agencies, property owners within 300 feet of the project and advertise in the Orange County Register. The NOP was distributed on November 13, 2015. The NOP includes a description of the project, and a list of the issues to be examined in the EIR. It also includes notice of two Scoping meetings that were held on November 17th, 2015 and December 8, 2015. The purpose of the notice and scoping meeting is to allow for the public to comment on Environmental Issues that they feel should be addressed in the EIR document. The Comment period is open for a 30 day period which will end on December 14, 2015. If you have specific items that you would like to see address you can respond to this email or you can send written comments to my attention at:

City of La Habra
Community Development Department
201 E. La Habra Boulevard

I have attached of the NOP for your review.

Thank you for your participation in the process

Roy Ramsland
Planning Manager

-----Original Message-----

From: Chris Schaefer
Sent: Thursday, December 10, 2015 8:16 AM
To: Roy Ramsland
Subject: FW: Westridge golf course - decline the application

Roy,
Please see below.
Thanks

Chris Schaefer, AICP
Senior Planner
Community Development Department

-----Original Message-----

From: Saumil Maheshvari [<mailto:s.maheshvari@gmail.com>]
Sent: Wednesday, December 09, 2015 10:43 PM
To: Chris Schaefer
Subject: Westridge golf course - decline the application

Hi Chris,

I had the pleasure of speaking to you about 3-4 weeks ago on the phone regarding the Westridge golf course proposal to build more homes there.

I was supposed to email you afterwards, but I thought it best to wait until I could gather some more feedback from community members and residents.

It seems that, as expected, the majority of the community is opposed to this proposal/plan. In fact I can confidently say that almost all residents here want the golf course, and oppose the proposal/plan.

I believe there were also some petition going around gathering signatures to show the strength of the opposition within the community. I'm unfortunately not involved with that effort, and am not sure at the moment what became of it.

So in regards to this, do you have any estimated times for what might become of the application/proposal? I think you had mentioned a public hearing on the 12th or 18th of December? Could you confirm to me the date? I'd just like to say on record that that date is poor timing due to the holiday season, and I can only urge that this public hearing be held with a better time next year.

Thanks Chris, and please let me know.

-Saumil

Sent from my iPhone



La Habra City School District

500 North Walnut, La Habra, California 90631-3769

Board of Education

JOHN A. DOBSON, *President*
ELIZABETH STEVES, *Clerk/Vice-President*
OFELIA HANSON, *Member*
IDA MACMURRAY, *Member*
CYNTHIA AGUIRRE, *Member*

SUSAN BELENARDO, Ed.D., *Superintendent*

December 11, 2015

Mr. Roy Ramsland
Planning Manager
City of La Habra
201 E. La Habra Boulevard
La Habra, CA 90633

Subject: **Notice of Preparation of a Draft Environmental Impact Report and
Public Scoping Meeting for the Rancho La Habra Specific Plan Project**

Dear Mr. Ramsland:

The La Habra City School District (District) appreciates the opportunity to provide comments regarding the Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting (NOP) for the Rancho La Habra Specific Plan Project (Project) which was received by the District on November 13, 2015.

According to the NOP, the project is located on the current Westridge Golf Course site, east of Beach Boulevard and west of Idaho Street and south of Imperial Highway in the City of La Habra. The project includes proposed residential development up to 420 units, commercial/retail uses and open space. The Specific Plan is partially located within the boundaries of the District, and the approval of the plan will create student enrollment growth and could create the need for additional student housing. As a provider of services within the proposed Specific Plan, the District is a responsible agency, and it is the District's request that the comments contained in this letter be included for consideration by the project developers relative to the proposal, as well as to the potential impacts of the Specific Plan upon the District's services. The District's comments in response to the NOP are provided below.

It is the position of the District that development within the District should mitigate 100% of the cost of facilities needed to house the students that are generated by the development.

In the past, statewide school bonds have been available to provide funding for the construction and modernization of school facilities and, at maximum, have provided half of the funding required to build new school facilities. Statewide school bonds are garnered through a competitive process and can only be accessed by those school districts who are able to demonstrate need through an entitlement process. This fund source is currently exhausted. Statewide school bonds may be available in the future, but again even when available are not adequate to finance the school facilities required as a result of the proposed Project and are subject to competition and entitlement requirements. An alternative funding mechanism must be put into place.

All projects in the process of obtaining building permits within the District are subject to a square-footage-based developer fee. Currently, this statutory fee is paid by developers of residential projects at the rate of \$2.24 per square foot, and by developers of commercial or industrial projects at the rate of \$0.36 per square foot. This represents 66.67% (the District's portion) of the maximum statutory fee allowed for a unified district. The District has completed a School Fee Justification Study pursuant to statute to justify the amount of the development fee. This fee is subject to change periodically.

Statutory developer fees and state School Facility Program (SFP) grant amounts do not fully mitigate the cost of constructing school facilities. Additional funding is needed to offset the costs associated with temporary housing and permanent construction of additional facilities to house and support the projected students.

A variety of options beyond statutory developer fees are available for mitigating the impact of development and include, but are not limited to:

1. Developer/District negotiated mitigation agreements
2. Mello-Roos Community Facilities Districts
3. Developer-Built Schools

The District encourages the developers to work proactively with the District to achieve appropriate mitigation solutions for the students generated by their respective developments and the collective and cumulative impacts that are created by multiple developments within the District's boundary.

As stated above, the District expects development projects to mitigate 100% of the cost to acquire land and construct the facilities necessary to accommodate and house the students generated from the development. While the construction of this project in and of itself may not require the construction of additional facilities, the long term cumulative impacts of projects such as this throughout the district will result in significant impacts, requiring mitigation through the funding and construction of a variety of facilities that cannot be accomplished through a project-by-project basis fee payment approach. Close monitoring of growth and coordination between projects will be required in order to meet student housing demands.

Additional funding is needed to offset the costs associated with constructing additional facilities to house the projected students. The District will require additional information to determine the extent of the cumulative impacts that will result from the development of this project. However, at a minimum, the residential housing units contemplated in the Project generate approximately 131 new K-8 grade students. These new students will create a significant impact upon the District.

While this may not require construction of new school facilities at this time, as noted above the cumulative impacts of projects also need to be considered, all of which may trigger CEQA analysis and environmental review by the District when it comes time to provide the necessary facility improvements.

The proposed Specific Plan would create both physical and fiscal impacts upon the District. Following is a list of areas of concern that the District requests be addressed in the Draft EIR, including mitigation measures which would reduce the impacts to a less than significant level:

- Direct, indirect, and cumulative impacts due to additional school facilities, additional support facilities, and additional services required as a result of the project development.
- Direct, indirect, and cumulative impacts to circulation, traffic and parking requirements throughout the community, and relative to existing and future school sites.
- Direct, indirect, and cumulative impacts on routes and safety of students.
- Direct, indirect, and cumulative impacts on the operation of new and existing facilities, including the programs offered, necessary to accommodate the students from the proposed project.
- Direct, indirect, and cumulative impacts on infrastructure, utilities, and/or storm water treatment that arise from the construction of new facilities or the alteration of existing facilities.
- The deficiencies of fees paid versus revenue required to construct the school facilities necessary to accommodate the students generated by the project.

Please include the District on your mailing list for subsequent stages of environmental review. We welcome the opportunity to meet with you to further discuss the impact of the Project at any time should you have any questions. Please feel free to contact me at (562) 690-2388. Thank you again for the opportunity to comment.

Sincerely,



Karen Kinney
Chief Business Official
La Habra City School District

From: [Peter Carlson](#)
To: [Brianna Bernard](#); [Eric Turner](#)
Subject: FW: NOP Comment
Date: Monday, December 14, 2015 1:35:35 PM

-----Original Message-----

From: William Kelly [<mailto:williamk@ka-mg.com>]
Sent: Monday, December 14, 2015 12:38 PM
To: Peter Carlson <PCarlson@vcsenvironmental.com>
Cc: christinek@ka-mg.com; ggiovenco@rwglaw.com
Subject: FW: NOP Comment

-----Original Message-----

From: Roy Ramsland [<mailto:RRamsland@lahabracounty.gov>]
Sent: Monday, December 14, 2015 7:44 AM
To: williamk@ka-mg.com; christinek@ka-mg.com; Carlos Jaramillo
Subject: NOP Comment

FYI

-----Original Message-----

From: Arlene Huang [<mailto:ah8@verizon.net>]
Sent: Sunday, December 13, 2015 5:12 PM
To: Roy Ramsland
Cc: ahuang@calstate.edu
Subject: Comment Card on 12/08/2015 Scoping Meeting (Rancho La Habra)

Dear Roy,

I have 2 concerns regarding Rancho La Habra project.

A.

On March 28, 2014, a magnitude-5.1 earthquake centered in "Our" La Habra revealed that the temblor deformed the Earth's crust across a wider swath of the northern Los Angeles Basin and northern Orange County than was expected and strain remains in deeper area faults that could produce future quakes. The potential for a large earthquake near Los Angeles inferred from the 2014 La Habra earthquake is 99.9%, according to the study that was published by the American Geophysical Union's Earth and Space Science journal.

Changing the zoning of the current Westridge Golf Course and building hundreds of new houses in the area will aggravate the seriousness of the problem by increasing the residences/population in the community.

When the "Big One, Overdue Earthquake" comes, is the La Habra City government ready to take care our current residents? Do we need more residents in La Habra?

B.

According to the current city's water conservation and water supply shortage program, irrigation is limited to no more than 1 day per week per residence. Even with El Nino this winter, we all know that it won't alleviate the drought problem we are enduring these few years. So by building more houses and increasing the population in the city, it will increase our water shortage problem. More people will be using our low water resources. So how will the city solve this problem when we are now down to 1 day per week of irrigation?

Sincerely,

Adam Huang

1930 W. Snead St.
La Habra, CA 90631
(562)665-9478



CITY OF FULLERTON

Community Development Department

December 14, 2015

Roy Ramsland, Planning Manager
City of La Habra
201 E. La Habra Blvd.
La Habra, CA 90633-0337

SUBJECT: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Rancho La Habra Specific Plan

Dear Mr. Ramsland:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) for the City of La Habra. The comments provided in this letter are regarding the Rancho La Habra Specific Plan which proposes to construct a mixed-use community consisting of three new residential neighborhoods with a maximum of 420 homes, new public community center and park and new commercial development along Beach Boulevard on what is currently the Westridge Golf Course.

The City of Fullerton is located just south of the project area buffered by an existing single-family home development (Westridge golf course community). After a thorough review of the project description and exhibits with applicable City Departments, the following comments are provided:

Biological Resources – Potential impacts to habitat for specified bird species including the gnatcatcher, cactus wren, Cooper's hawk, red-shouldered hawk and great horned owl should be studied as part of the EIR.

Land Use / Planning – Cumulative impacts of the nearby West Coyote Hills development should be considered as part of the analysis of the proposed Specific Plan EIR. Please contact Joan Wolff at (JoanW@cityoffullerton.com) for more information about the scope and status of this project.

Transportation / Traffic – The traffic study and intersections proposed have been reviewed by the City's Traffic Engineer and no additional intersections or traffic studies are recommended.

Air Quality – Potential impacts during the grading and construction phases of the project should be studied for their effects on air quality in the City of Fullerton.

If you have any questions regarding this correspondence, please contact Matt Foulkes, Senior Planner at (714) 738-6878 or by e-mail at MattF@cityoffullerton.com.

Sincerely,

A handwritten signature in black ink that reads "Karen Haluza".

Karen Haluza, AICP
Director of Community Development

THE EDUCATION COMMUNITY

303 West Commonwealth Avenue, Fullerton, California 92832-1775
(714) 738-6547 • Fax (714) 738-3110 • Web Site: www.ci.fullerton.ca.us

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

3347 MICHELSON DRIVE, SUITE 100

IRVINE, CA 92612-8894

PHONE (949) 724-2086

FAX (949) 724-2592

TTY 711

www.dot.ca.gov



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DEC 14 2015
PLANNING DEPT

December 8, 2015

Mr. Roy Ramsland
Planning Manager
City of La Habra
201 E. La Habra Boulevard
La Habra, CA. 90633

File: IGR/CEQA
SCH#: None
Log #: 4565
SR-39, SR-90

Dear Mr. Ramsland:

Thank you for the opportunity to review and comment on the **Notice of Preparation for the Rancho La Habra Specific Plan**. The Applicant proposes to construct a mixed-use community consisting of three new residential neighborhoods with a maximum of 420 homes (277 single-family homes and 143 multi-family townhomes) linked by trails and open spaces areas, and anchored by a new public community center and park, plus commercial development along Beach Boulevard designed to accommodate a 12,000 square foot commercial retail space and an 8,000 square foot fine dining restaurant pad.

Caltrans Local Development-Intergovernmental Review program reviews impacts of local development to the transportation system, including the State Highway System. The Department works to ensure that local land use planning and development decisions include the provision of transportation choices, including transit, intercity rail passenger service, air service, walking and biking, when appropriate. The Department advocates community design (e.g. urban infill, mixed use, transit oriented development) that promotes an efficient transportation system and healthy communities.

The Department of Transportation (Department) is a responsible agency on this project and has the following comments for your consideration.

1. A traffic impact study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures. The study should use as a guideline the *Caltrans Guide for the Preparation of Traffic Impact Studies*.

Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide. www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

2. Any facilities within Caltrans' right of way that will be impacted due to the development need to be analyzed.
3. All analyses within Caltrans' right of way need to reference the latest Highway Capacity Manual (HCM 2010 Edition) that including interrupted flow and/or uninterrupted flow. For the interrupted flow 95 percentile queue length(s) needs to be considered. For uninterrupted flow basic freeway, diverge, merge, and weaving need to be considered.
4. The proposed 420 homes of multi-family and single-family townhomes as well as the 20,000 square foot of commercial and retail developments will significantly impact the State Routes SR-39 Beach Boulevard, and SR-90 Imperial Highway.
5. A Traffic Impact Analysis identifying any potential impacts to the traffic flow on the State Highway System due to the proposed development, specifically on SR-39 Beach Boulevard and SR-90 Imperial Highway has to be conducted for further review.
6. The analysis shall include an intersection capacity analysis (by the HCM methodology) pertaining to the street intersections along SR-39 Beach Boulevard and SR- 90 Imperial Highway.
7. Any and all mitigation measures in case of significant impacts on state highway system needs to be addressed.
8. Any work within Caltrans right-of-way will require an encroachment permit. For specific details on the Department's Encroachment Permits procedure, please refer to Department Encroachment Permits Manual, Seventh Edition.
This Manual is available on the web site: www.dot.ca.gov/hq/traffops/developserv/permits.

Mr. Roy Ramsland
December 7, 2015
Page 3

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Aileen Kennedy at (949) 724-2239.

Sincerely,



MAUREEN EL HARAQUE
Branch Chief, Regional-Community-Transit Planning
District 12

c: Lee Haber, Traffic Operations Northeast
Eduardo Amezcua, Traffic Operations Southwest

From: [Peter Carlson](#)
To: [Brianna Bernard](#); [Eric Turner](#)
Subject: FW: DEIR Comments
Date: Monday, December 14, 2015 5:46:40 PM

From: William Kelly [mailto:williamk@ka-mg.com]
Sent: Monday, December 14, 2015 5:35 PM
To: Peter Carlson <PCarlson@vcsenvironmental.com>
Cc: christinek@ka-mg.com; ggiovinco@rwglaw.com
Subject: FW: DEIR Comments

From: Roy Ramsland [mailto:RRamsland@lahabraca.gov]
Sent: Monday, December 14, 2015 2:58 PM
To: [williamk@ka-mg.com](#); [christinek@ka-mg.com](#)
Cc: Carlos Jaramillo
Subject: FW: DEIR Comments

NOP comment

From: Christopher Kim [mailto:christopherjukim@gmail.com]
Sent: Monday, December 14, 2015 2:40 PM
To: Roy Ramsland
Subject: DEIR Comments

The current plan to get rid of the golf course and build 404 houses is unconscionable as development plans are proceeding without the consent of Westridge residents who will be most affected by the changes. Construction on that scale will undoubtedly become a steady source of noise pollution and the streets are currently unable to support the inevitable increase in traffic. By proceeding with housing plans, the Council is overlooking the unmitigated costs to Westridge residents without any reasonable explanation as to why we must incur them disproportionately to the rest of La Habra. Our city representatives should not move on with this process unless the input of surrounding communities are meaningfully incorporated into the planning process.

Furthermore, building so many houses in the wake of an impending earthquake is irresponsible. The congestion associated with a sudden increase in our area's population will unnecessarily put this housing zone at risk. In addition, equitable water distribution, in light of California's megadrought, has not been properly addressed by the Council. A population influx on the proposed scale, and its implications on increasingly tighter water usage rules is a matter of interest for the city of La Habra as a whole. These quality of life issues should be clearly addressed by the Council before any further decisions are made.

December 13, 2015

RECEIVED

DEC 17 2015

PLANNING DEPT

Community Development Department
Planning Division
Roy Ramsland
201 E. La Habra Blvd.
La Habra, CA 90633

Dear Mr. Ramsland,

I am a homeowner at 1921 Sarazen Court in La Habra and this is response to your Notice of Preparation of a Draft Environmental Impact Report for Rancho La Habra.

The city is considering rezoning the Westridge Golf Course, a large green space, for commercial retail and restaurant usage and homes. I am providing this response in order to meet your deadline of December 14, 2015, based on the information provided on your notice. I expect additional information will be provided to allow a more complete response.

With respect to commercial development this would add to the existing shopping centers of Westridge Plaza, Market Place and Imperial Promenade. In addition, there is the La Mirada development across from Westridge on Beach. My concerns is the over development of commercial space.

With respect to the new residential neighborhoods the plan calls for townhomes and single-family residences. The proposal identifies that 277 single family homes will be built on lots of 3300 to 5000 square feet (minimum) .As such, my concerns are:

1. Land Usage/Planning -- Allowing SFR homes on lots of 3300 to 5000 square foot lots does not provide long-term benefits to the community or city with the overdevelopment of the land but provides the developers, who are not part of the community, with larger gains
2. New homes will likely have 2 to 3 cars per home, which will create a negative impact on traffic and air quality.

The Westridge development was planned with the Westridge Plaza Shopping Center, Westridge Golf Course and Westridge Community of Homes with a blend of commercial residential and green space. The change in the zoning of the golf course will eliminate that balance.

Based on the information provided, I am not in favor of the development. The rezoning of the property increases its value and sales proceeds for the Golf Course owner, who are leaving the community and negatively impacts the neighborhood community's living conditions and property value. In the alternative, if the zoning is not changed the golf

course could always be sold, perhaps at a lesser gain or loss for the current owners, but that is the risk most businesses and homeowners take, without the expectation that the city will rezone to improve the market value. Consideration should be given to the city, county or private parties or organization acquiring the property at its current zoning or similar zoning limitations.

Sincerely,

A handwritten signature in cursive script, appearing to read "Diana Alva".

Diana Alva
562 833-3994



For your convenience, you may use this sheet to write any comments you may have.

[illegible]

Mailing Address: 2400 Casper Court
La Habra, Ca. 90631

Email Address: E Kim j86095 @ AOL.com

The current plan to get rid of the golf course and build 404 houses is unconscionable as development plans are proceeding without the consent of Westridge residents who will be most affected by the changes. Construction on that scale will undoubtedly become a steady source of noise pollution and the streets are currently unable to support the inevitable increase in traffic. By proceeding with housing plans, the Council is overlooking the unmitigated costs to Westridge residents without any reasonable explanation as to why we must incur them disproportionately to the rest of La Habra. Our city representatives should not move on with this process unless the input of surrounding communities are meaningfully incorporated into the planning process.

Furthermore, building so many houses in the wake of an impending earthquake is irresponsible. The congestion associated with a sudden increase in our area's population will unnecessarily put this housing zone at risk. In addition, equitable water distribution, in light of California's megadrought, has not been properly addressed by the Council. A population influx on the proposed scale, and its implications on increasingly tighter water usage rules is a matter of interest for the city of La Habra as a whole. These quality of life issues should be clearly addressed by the Council before any further decisions are made.

Esther Kim
2400 Casper Court
La Habra, CA 90631

714) 292-5248
EKim886095@aol.com



For your convenience, you may use this sheet to write any comments you may have.

[illegible]

Mailing Address: 1930 W. Smead St.,
La Habra, CA

Email Address: qhs@verizon.net

A.

On March 28, 2014, a magnitude-5.1 earthquake centered in “Our” La Habra revealed that the temblor deformed the Earth's crust across a wider swath of the northern Los Angeles Basin and northern Orange County than was expected and strain remains in deeper area faults that could produce future quakes. The potential for a large earthquake near Los Angeles inferred from the 2014 La Habra earthquake is 99.9%, according to the study that was published by the American Geophysical Union's Earth and Space Science journal.

Changing the zoning of the current Westridge Golf Course and building hundreds of new houses in the area will aggravate the seriousness of the problem by increasing the residences/population in the community.

B.

According to the current city's water conservation and water supply shortage program, irrigation is limited to no more than 1 day per week per residence. Even with El Nino this winter, we all know that it won't alleviate the drought problem we are enduring these few years. So by building more houses and increasing the population in the city, it will increase our water shortage problem. More people will be using our low water resources. So how will the city solve this problem when we are now down to 1 day per week of irrigation?

Dec. 8, 2015

Mendrei and Cecilia Leelin (Westridge Homeowners)
1400 S Runyan St
La Habra Ca 90631

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DEC 14 2015

PLANNING DEPT

Attn: Mr. Roy Ramsland
Planning Manager, City of La Habra
201 East La Habra Blvd.
La Habra Ca 90633

City Council, City of La Habra

Dear Mr. Ramsland and La Habra City Council,

My wife and I are the proud and happy homeowner at Westridge Golf Course exclusive gated community since 2000. We decided to move to this community and make our biggest investment to purchase our home for 2 major reasons.

1. The Golf course which surrounds our residential community. To enjoy the views and tranquility of the Westridge Golf Course.
2. To enjoy the privacy and exclusivity of a spacious gated community. Appreciating the extra security and sense of safety.


The recent mail we received re Rancho La Habra proposal truly blind sided us and made us very upset. As proud residents in good standing, we **vehemently object** to this project that seems to have been cleverly timed during the holiday season when everybody is very busy.

We object and are opposed to the Rancho La Habra proposal for the following reasons:

1. Our property values will definitely go down with the loss of the Golf Course. Being on a golf course community will be gone.
2. As it is now, we are already experiencing heavy traffic and congestion on the corner of Beach and Imperial. By adding 400 plus residences, congestion will get worse.
3. Peace and Order. With more people and more visitors, naturally comes more crimes. Our safety will be further compromised.
4. Enjoying magnificent sunsets and wonderful views will be replaced with unsightly roof tops. More noise and pollution will ruin our quiet living.

These are just some of the major effects of this project and we **vehemently object** for the approval of this project. Let us live in peace. To enjoy our privacy and beautiful views. To

appreciate watching the majestic sunsets that was the very reason we invested and bought our home in Westridge, La Habra.

Sincerely,

Mendrei and Cecilia Leelin
Proud Homeowners
cell - 562.577.2985





CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

RECEIVED

DEC 14 2015

PLANNING DEPT

The City of La Habra requests your participation in the planning process for this project. Your comments will assist us in addressing your concerns in the Draft Environmental Impact Report (DEIR).

For your convenience, you may use this sheet to write any comments you may have.

Comment: I object to the Project for following reasons.

1. Water supply shortage with additional +400 homes

2. School shortage with additional +400 homes

3. Wild life preservation

4. Traffic increase, parking difficulty

5. Crime rate increase anticipated with additional +400 homes and easier access to the Weddridge community without the golf course

6. Noise, pollution, Traffic anticipated with construction of +400 additional homes, especially concerned about pollution with digging up what used to be oil field.

(use backside if needed)

Name: Sang Ho Yoon

Mailing Address: 1371 W. Nicklaus Ave
La Habra, CA 90631

Phone Number: 562 690 8403

Email Address: sanghyoon@gmail.com



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

RECEIVED
DEC 14 2015
PLANNING DEPT

The City of La Habra requests your participation in the planning process for this project. Your comments will assist us in addressing your concerns in the Draft Environmental Impact Report (DEIR).

For your convenience, you may use this sheet to write any comments you may have.

Comment: I object to the project for following reasons.

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5. Crime rate increase anticipated with additional +400 homes and easier access to the Westridge community without the golf course
6. Noise, Traffic, pollution anticipated with construction of +400 homes, especially concerned about pollution that will come with digging up what used to be oil field.

(use backside if needed)

Name: Helen Yoon

Mailing Address: 1371 W. Nicklaus Ave
La Habra, CA 90631

Phone Number: 562 860 9560

Email Address: Sang Kingtiger 33@
Sbcglobal.net



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

RECEIVED

DEC 14 2015

PLANNING DEPT

The City of La Habra requests your participation in the planning process for this project. Your comments will assist us in addressing your concerns in the Draft Environmental Impact Report (DEIR).

For your convenience, you may use this sheet to write any comments you may have.

Comment: _____

I would like to ~~be~~ against this new development project
Currently, the traffic situation on beach Blvd & Imperial
Highway ~~was~~ has been so bad. It will also ~~decrease~~ decrease
the home value.

That's why I like to ~~be~~ against this development.

(use backside if needed)

Name: _____

Banny Hong

Mailing Address: _____

1361 W. NICKLAUS AVE

La Habra, CA 90631

Phone Number: _____

(562) 265-1744

Email Address: _____

banny200@gmail.com

From: [Peter Carlson](#)
To: [Brianna Bernard](#); [Eric Turner](#)
Subject: FW: Response to Notice of Preparation of DEIR for the proposed Rancho La Habra project.
Date: Monday, December 14, 2015 5:46:10 PM

From: William Kelly [mailto:williamk@ka-mg.com]
Sent: Monday, December 14, 2015 5:34 PM
To: Peter Carlson <PCarlson@vcsenvironmental.com>
Cc: christinek@ka-mg.com; ggiovinco@rwglaw.com
Subject: FW: Response to Notice of Preparation of DEIR for the proposed Rancho La Habra project.

From: Roy Ramsland [mailto:RRamsland@lahabraca.gov]
Sent: Monday, December 14, 2015 2:58 PM
To: [williamk@ka-mg.com](#); [christinek@ka-mg.com](#)
Cc: Carlos Jaramillo
Subject: FW: Response to Notice of Preparation of DEIR for the proposed Rancho La Habra project.

NOC Comment

From: May Huang [mailto:maynhh@gmail.com]
Sent: Monday, December 14, 2015 12:47 PM
To: Roy Ramsland
Subject: Response to Notice of Preparation of DEIR for the proposed Rancho La Habra project.

Hi Mr. Ramsland,

We are homeowners of 1421 S. Runyan Street, La Habra, in the Westridge Community. We have attended both scoping meetings for the proposed Rancho La Habra and heard many environmental issues concerning the development of the project. In addition to all the concerns mentioned during the December 8 Scoping Meeting, we oppose the Rancho La Habra project for the following reasons:

1. We love living by the Westridge golf course. We enjoy its beautiful views, and driving through the golf course has become a part of our lives. We do not want to see the golf course turn into a residential/commercial community.
2. Adding more homes to our neighborhood will make the nearby streets (Beach & Imperial, Idaho) more congested than they already are, especially with the neighboring Coyote Hills on the verge of being developed.
3. As indicated on the Soil Management Plan for Rancho La Habra (per La Habra City website), the process of excavating and grading the soil could be hazardous for the workers, and we are very concerned about the potential hazard for residents living near the golf course as well as for nearby businesses in La Habra's busiest district during the process.

Please do not change the zoning for the golf course to allow for construction of residential

homes.

Sincerely,
May and Benjamin Huang

May's cellphone (626)806-1813



December 14, 2015

Mr. Roy Ramsland, Planning Manager
City of La Habra, Community Development Department
201 East La Habra Boulevard
La Habra, California 90633
Phone: (562) 383-4100
E-mail: rramslan@lahabracal.gov

RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Rancho La Habra Specific Plan [SCAG NO. IGR8668]

Main Office

818 West 7th Street
12th Floor
Los Angeles, California
90017-3435
t (213) 236-1800
f (213) 236-1825
www.scag.ca.gov

Officers

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Cheryl Viegas-Walker, El Centro

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Policy Committee Chairs

Community, Economic and Human Development
Bill Jahn, Big Bear Lake

Energy & Environment
Deborah Robertson, Rialto

Transportation
Alan Wapner, San Bernardino Associated Governments

Dear Mr. Ramsland,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Rancho La Habra Specific Plan ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including its Sustainable Communities Strategy (SCS) component pursuant to SB 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.¹ Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of the regional goals and policies in the RTP/SCS.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Rancho La Habra Specific Plan in Orange County. The proposed project includes construction of a mixed-use community consisting of three new residential neighborhoods with a maximum of 420 homes, trails and open space areas, a community center and park, 12,000 square feet (sf) of commercial retail, and 12,000 sf of fine dining restaurants.

When available, please send environmental documentation to SCAG's office in Los Angeles or by email to sunl@scag.ca.gov providing, at a minimum, the full public comment period for review. If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Lijin Sun, Esq., Senior Regional Planner, at (213) 236-1882 or sunl@scag.ca.gov. Thank you.

Sincerely,

A handwritten signature in cursive script that reads 'Ping Chang'.

Ping Chang
Program Manager II, Land Use and Environmental Planning

¹ SB 375 amends CEQA to add Chapter 4.2 Implementation of the Sustainable Communities Strategy, which allows for certain CEQA streamlining for projects consistent with the RTP/SCS. Lead agencies (including local jurisdictions) maintain the discretion and will be solely responsible for determining "consistency" of any future project with the SCS. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a finding of consistency under SB 375 for purposes of CEQA streamlining.

**COMMENTS ON THE NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR
THE RANCHO LA HABRA SPECIFIC PLAN [SCAG NO. IGR8668]**

CONSISTENCY WITH RTP/SCS

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS.

2012 RTP/SCS GOALS

The SCAG Regional Council adopted the 2012 RTP/SCS in April 2012. The 2012 RTP/SCS links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations (see <http://rtpscs.scag.ca.gov>). The goals included in the 2012 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2012 RTP/SCS are the following:

SCAG 2012 RTP/SCS GOALS	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and non-motorized transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies</i>

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format. Suggested format is as follows:

SCAG 2012 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference
etc.	etc.

RTP/SCS STRATEGIES

To achieve the goals of the 2012 RTP/SCS, a wide range of strategies are included in SCS Chapter (starting on page 152) of the RTP/SCS focusing on four key areas: 1) Land Use Actions and Strategies; 2) Transportation Network Actions and Strategies; 3) Transportation Demand Management (TDM) Actions and Strategies and; 4) Transportation System Management (TSM) Actions and Strategies. If applicable to the proposed project, please refer to these strategies as guidance for considering the proposed project within the context of regional goals and policies. To access a listing of the strategies, please visit <http://rtpscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf> (Tables 4.3 – 4.7, beginning on page 152).

REGIONAL GROWTH FORECASTS

At the time of this letter, the most recently adopted SCAG forecasts, at the jurisdictional level, consists of the 2020 and 2035 RTP/SCS population, household and employment forecasts. To view them, please visit <http://scag.ca.gov/Documents/2012AdoptedGrowthForecastPDF.pdf>. The forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts		Adopted City of La Habra Forecasts	
	Year 2020	Year 2035	Year 2020	Year 2035
Population	19,663,000	22,091,000	62,800	62,300
Households	6,458,000	7,325,000	19,200	19,300
Employment	8,414,000	9,441,000	17,500	17,600

MITIGATION

SCAG staff recommends that you review the SCAG 2012 RTP/SCS Final Program EIR Mitigation Measures for guidance, as appropriate. See Chapter 6 (beginning on page 143) at: <http://rtpscs.scag.ca.gov/Documents/peir/2012/final/Final2012PEIR.pdf>

As referenced in Chapter 6, a comprehensive list of example mitigation measures that may be considered as appropriate is included in Appendix G: *Examples of Measures that Could Reduce Impacts from Planning, Development and Transportation Projects*. Appendix G can be accessed at: http://rtpscs.scag.ca.gov/Documents/peir/2012/final/2012fPEIR_AppendixG_ExampleMeasures.pdf

SHUTE, MIHALY
& WEINBERGER LLP

396 HAYES STREET, SAN FRANCISCO, CA 94102
T: (415) 552-7272 F: (415) 552-5816
www.smwlaw.com

SARAH H. SIGMAN
Attorney
sigman@smwlaw.com

December 14, 2015

Via Electronic Mail

Roy Ramsland
Planning Division
City of La Habra
201 E La Habra Boulevard
La Habra, CA 90631
E-Mail: rramsland@lahabracal.gov

Re: Notice of Preparation of a Draft Environmental Impact Report for
Rancho La Habra Specific Plan

Dear Mr. Ramsland:

On behalf of our client, the Westridge Community Association (“Westridge”), thank you for the opportunity to review and comment on the Notice of Preparation (“NOP”) prepared for the Rancho La Habra Specific Plan project (“Project”). Westridge is a nonprofit mutual benefit corporation made up of owners of homes located in the City of La Habra (“City”), between the southern boundary of the proposed Project and the City’s southern boundary. Many members’ homes directly abut and overlook the Project site.

This Project includes a large-scale development of over 400 homes, commercial and restaurant space fronting on Beach Boulevard, and public facilities within the new neighborhood, in addition to amendments to the existing General Plan and Specific Plan, among other approvals. Westridge and its members are deeply concerned about the Project’s numerous potential environmental impacts, as well as the harmful planning precedent that the Project could set for residential development of one of the only remaining areas of recreational open space in the City of La Habra.

The recently released NOP is required to provide adequate and reliable information regarding the nature of the proposed Project and its probable environmental impacts, in order to “solicit guidance from public agencies as to the scope and content of

the environmental information to be included in the EIR.” California Environmental Quality Act (“CEQA”) Guidelines § 15375;¹ *see also* CEQA Guidelines § 15082(a)(1).

Unfortunately, the NOP provides little information about critical aspects of the proposed Project, including Project objectives, alternatives, and cumulative impacts. This makes it difficult to provide a comprehensive response to the NOP or the scope of the EIR. Set forth below are our initial comments relating to the information that has been provided. The City must ensure that the EIR for the Project provides thorough analysis of the topics described below.

I. Cumulative Impacts

An EIR must discuss the cumulative impacts of a project when its incremental effects are considerable when viewed in connection with the effects of other past, current, and probable future projects. CEQA Guidelines §§ 15130(a), 15065(c). Projects currently under environmental review qualify as reasonably probable future projects to be considered in a cumulative impacts analysis. *See San Franciscans for Reasonable Growth v. City & County of San Francisco*, 151 Cal. App. 3d 61, 74 n.13 (1984). In addition, projects anticipated beyond the near future should be analyzed for their cumulative effect if they are reasonably foreseeable. *See Bozung v. Local Agency Formation Comm’n*, 13 Cal. 3d 263, 284 (1975). The analysis of cumulative impacts is particularly important in the context of long-range planning documents because the growth allowed under such plans is often substantial and because they set forth the policies that will guide development for many years. As noted in the CEQA Guidelines, one requirement of an EIR for planning documents is that they provide a more thorough analysis of cumulative impacts than is required for individual projects. *See* CEQA Guidelines § 15168.

Cumulative impacts are exceptionally important in this instance, as the City of Fullerton approved the similar, but even larger, 757-unit West Coyote Hills project on November 17, 2105. This residential development is located immediately to the south of the Westridge neighborhood. Accordingly, Westridge residents will be almost completely surrounded by the two simultaneous and enormous construction projects, which will create many of the same types of impacts associated with, e.g., grading, air quality, noise, traffic, visual resources, and biological resources. We are concerned that despite being published only four days before approval of this neighboring project, which has been the

¹ The CEQA Guidelines are found at California Code of Regulations, title 14, § 15000 *et seq.* CEQA is found at Public Resources Code § 21000 *et seq.*

subject of repeated public hearings and approvals over the past five years, the NOP makes no mention of it. The EIR for this Project must analyze the cumulative effects of the West Coyote Hills project as well as all other cumulative development projects.

II. Noise

CEQA defines significant noise impacts as including both “noise levels in excess of standards established in the local general plan or noise ordinance” and any “substantial temporary or periodic increase in ambient noise levels in the project above levels existing without the project.” CEQA Guidelines, Appendix G § XII(a), (d). The analysis of noise impacts that was posted on the City Planning Department’s website last week recognized that much of the area around the Project already experiences noise at close to the limits established by the City’s Municipal Code. *See* La Habra Municipal Code §§ 9.32.010-9.32.130.

We note several important considerations that should inform the analysis of noise impacts, especially for a project located immediately adjacent to a residential community. First, compliance with zoning and plan designations is a minimum and does not mean that a project has no significant impact or requires no mitigation. *Communities for a Better Envt. v. California Res. Agency*, 103 Cal. App. 4th 98, 113 (2002). This is especially relevant when the local noise ordinance exempts all construction activities conducted between 7:00 a.m. and 8:00 p.m., Monday through Saturday. *See* La Habra Municipal Code § 9.32.070(E).

In addition, courts recognize that for a project that will increase noise, the reviewing agency must use a metric that provides a true and complete picture of the noise created by the project as compared to baseline conditions. *Berkeley Keep Jets Over the Bay Comm. v. Bd. of Port Com’rs*, 91 Cal. App. 4th 1344, 1377 (2001) (rejecting an EIR that used an average sound metric to evaluate the significance of noise impacts as “fail[ing] to provide . . . the most fundamental information about the project’s noise impacts, specifically the number of additional nighttime flights that will occur . . . , the frequency of those flights, and their effect on sleep”). Thus, the EIR for this Project must consider the full range of sound levels that will cause impacts, both from short-term peaks during construction work on this and other nearby sites and from long term occupancy of the Project. Daily and even hourly averages may not be sufficient to analyze the impacts on neighboring communities such as Westridge.

We note that these noise impacts translate into additional health impacts. Exposure to increased noise levels has been associated with increased stress, cardiovascular impacts, and mental health impacts. If the EIR identifies substantial

increases in noise associated with the Project, then it must also discuss the health effects of those noise impacts on affected members of the public.

To the extent that the EIR identifies significant noise impacts that are unavoidable, CEQA requires that the City and adopt all feasible measures that will reduce the Project's impacts, even if they do not completely avoid the significant effect. Pub. Res. Code § 21002; *see also City of Marina v. Board of Trustees of the California State University*, 39 Cal. 4th 341 (2006); 1 Stephen Kostka & Michael Zischke, *Practice Under the California Environmental Quality Act* § 14.6 (2d ed. 2011) ("A mitigation measure may reduce or minimize a significant impact without avoiding the impact entirely."). The statute also requires that mitigation measures must be "fully enforceable through permit conditions, agreements, or other legally binding instruments." Pub. Res. Code § 21081.6(b); CEQA Guidelines § 15126.4(a)(2). Uncertain, vague, and speculative mitigation measures are inadequate because they lack a commitment to enforcement. *See, e.g., Anderson First Coalition v. City of Anderson*, 130 Cal. App. 4th 1173, 1188-89 (2005) (holding traffic mitigation fee measure inadequate under CEQA due to vagueness in program for implementing required improvements). Accordingly, the EIR must address all aspects of noise impacts created by the Project and mitigate significant effects to the greatest extent possible, even if such measures go beyond the scope of the City's existing noise ordinance.

III. Visual Resources

The EIR must analyze the impacts of the proposed Project on aesthetics including scenic vistas, scenic resources, and the juxtaposition of the proposed development with the existing community. This analysis must include clear graphics showing pre- and post-Project visual conditions. Given the Project's stark shift from a public golf course made up of largely unobstructed open space, trees, and priority habitat for sensitive bird species, it will be particularly important to use appropriate techniques to disclose the Project's aesthetic impacts. As explained by the court in *Quail Botanical Gardens Foundation, Inc. v. City of Encinitas*, 29 Cal. App. 4th 1597, 1606 (1994), it is "self-evident" that replacing open space with a subdivision will have an adverse effect upon "views and the beauty of the setting." The EIR must also consider how to mitigate such impacts in an urban environment that is already short on open space.

As part of this analysis, the EIR must analyze the impact of new lighting on the Project's surroundings. The existing golf course is essentially undeveloped and is not lit at night except for the club house and parking lot. The Project includes construction of new streets throughout almost the entire 151-acre property, each of which will be densely lined with new homes. The Project will transform this site from the calm buffer it was

originally intended to provide between Westridge residents and, for example, the arterial traffic on Beach Boulevard and Idaho Street, to a new island of urban density. *See, e.g.,* La Habra Hills Specific Plan, p. 6 (“The Plan utilizes the golf course and parks as a buffer between existing development and the proposed residential neighborhoods.”), 9 (The golf course “serves as a buffer between the proposed residential neighborhoods and the existing business park at Beach Boulevard and Imperial Highway. The golf course also provides a buffer between the existing single-family homes to the north and the proposed development.”).² The EIR must quantify both baseline and resulting levels of light reaching surrounding homes.

In particular, residents of the hills surrounding the Project will certainly be exposed to the lights installed as part of the Project and the associated development. Courts have recognized that “the opinions of area residents, if based on direct observation, may be relevant as to aesthetic impact and may constitute substantial evidence in support of a fair argument.” *Pocket Protectors v. City Of Sacramento*, 124 Cal.App.4th 903, 937 (2004). As a result, the EIR must include a detailed light study to quantify how much light will spill outside of the Project’s footprint.

Like noise, light has additional effects on human health by disrupting sleep, internal clocks, and hormone levels. *See* Kristen M. Ploetz, *Light Pollution in the United States: An Overview of the Inadequacies of the Common Law and State and Local Regulation* (2002) 36 NEW ENG. L. REV. 985, 1000. CEQA requires that a public agency make a finding of significance if the “environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.” Pub. Res. Code § 21083(b)(3); CEQA Guidelines § 15065(a)(4). Accordingly, especially given the direct sightlines between the Project and numerous neighboring homes, the EIR must analyze whether the installation of street lights, house-mounted lights, or other Project-related lighting next door to existing homes will have a substantial adverse effect on human beings, including human health.

The EIR must not only evaluate, but also identify mitigation for these effects. In particular, the City should evaluate the effectiveness of shields and other mandatory measures to focus light in the target area while minimizing spill. The City should also determine whether it is appropriate to require a light audit after construction of the Project in order to determine the actual magnitude of spill light and to focus the lights as closely as possible on the Project area. The EIR must, at a minimum, evaluate such mitigation measures before approving the Project.

² Available at: <http://www.lahabracity.com/DocumentCenter/View/182>.

IV. Traffic and Transportation

The EIR must provide a comprehensive analysis of the Project's traffic impacts. Traffic in the area both immediately surrounding the Project site and on larger arterial and regional highway routes is already substantial and frequently congested. For example, the City's recent General Plan identified two major intersections near the Project as likely to experience unacceptable levels of service within its time horizon. *See* City of La Habra General Plan 2035 ("General Plan"), p. 3-9 (identifying intersections at Beach Boulevard/Imperial Highway and Walnut Street/Imperial Highway). In addition, local residents are consistently frustrated and delayed by existing levels of congestion, especially since completion of the McComber retail center and in Buena Park, Hawks Point residential development in Fullerton, and the Tapestry and La Habra Knolls residential projects in La Habra. As a result, it will be important for the EIR to accurately identify both current baseline conditions and new trip generation data. For the Project's residential uses, this should include trip generation data by unit and by bedroom.

The EIR must not limit its analysis to intersection capacity utilization and intersection delay, which describe only whether an intersection has enough physical capacity to accommodate vehicles. Rather, the EIR must also assess the change in quality of life that residents will experience with the increase in traffic from the addition of almost 500 homes and 12,000 square feet of retail space attributable to this Project alone. An accurate analysis of neighborhood traffic, one which takes into account the unique characteristics of the existing residential neighborhoods, is essential to determine whether neighborhood streets will be seriously impacted as a result of this proposed development. This analysis must also document cumulative conditions, especially in light of this Project's close proximity to the West Coyote Hills development and additive contributions to local and regional congestion.

The EIR must also clearly identify the amount of parking that will be provided for residents, visitors, and users of the Project's commercial properties. It also must identify and describe the Project's connection to public transit. An effective transit network serving the Project has the potential to reduce many of the Project's significant environmental impacts including traffic, air quality, greenhouse gas emissions, and noise. If the Project does not include a robust transit program—and there is no indication that it does—one should be developed as partial mitigation for the Project's many obvious significant environmental impacts.

V. Air Quality

La Habra is in the South Coast Air Basin, which is designated as a nonattainment area for the state and national ambient air quality standards for ozone and PM_{2.5}. South Coast Air Quality Management Plan, Final 2012 Air Quality Management Plan, pp. 2-7, 2-33.³ For this reason, it will be important that the EIR contain a thorough analysis of Project-related and cumulative impacts to air quality. Particular attention must be paid to identifying each source of emissions that would be generated by the Project, including motor vehicle traffic, street sweeping, garbage trucks, and other regular use of maintenance equipment. The EIR must also carefully identify and analyze construction-related increases in toxic air contaminants and criteria air pollutant emissions associated with heavy off-road equipment, as well as the mobilization of dust and other particulate matter. The construction-related impacts are a particular concern here in light of the Project site's historical use for oil production and the known existence of contaminated soils onsite. The EIR must consider both alternatives and mitigation measures that will avoid mobilizing contaminated soils and protect construction workers and nearby residents

VI. Biological Resources

The Project raises serious concerns about its impacts on biological resources. The City's new General Plan, adopted less than two years ago, specifically identifies the Westridge Golf Course as one of the "[f]ew areas of the City [that] support sensitive biological resources." General Plan, p. 6-1. In fact, the existing Golf Course is home to numerous important plant species, including the Mulefat scrub, Southern willow scrub, Coastal sage scrub, and Coastal oak woodland species, some of which provide habitat for protected birds including the state- and federally-protected California gnatcatcher. *Id.* These resources were intentionally created and protected as mandatory mitigation for the La Habra Hills Specific Plan development. *Id.* Thus, any impact to these resources is not only attributable to this Project, but also a potential violation of the existing Mitigation and Monitoring Plan. *See Lincoln Place Tenants Ass'n v. City of Los Angeles*, 155 Cal. App. 4th 425, 452 (2007) (failure to enforce adopted mitigation measures can invalidate approval); Pub. Resources Code § 21168.9(a)(2).

³ Available at: [http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2012-air-quality-management-plan/final-2012-aqmp-\(february-2013\)/chapter-2-final-2012.pdf](http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2012-air-quality-management-plan/final-2012-aqmp-(february-2013)/chapter-2-final-2012.pdf).

It is essential for the EIR to consider alternatives that avoid, or at least minimize, biological impacts because they may be impossible to mitigate locally. As an initial matter, mere preservation of fragmented portions of the Project site is not adequate to avoid impacts, as fragmentation decreases the utility of the habitat to species and the planned development will dramatically increase the level of human disturbance to which species are subjected. However, the General Plan recognizes that "La Habra is largely urbanized with few remaining natural open spaces." General Plan, p. 6-1. The very first policy in its Biological Resources and Habitat section emphasizes the importance of this specific site to the City and its remaining biological resources: BR 1.1, "Conserve and protect wildlife ecosystems, riverine corridors, and sensitive habitat areas including the sensitive plant species areas within the Westridge Golf Course." General plan, p. 6-2. Despite both the well-documented importance of this site to the City's biological resources and the limited potential for offsite mitigation, the NOP does not even mention affected species, much less identify the proposed study areas (which will differ by species), the thresholds of significance, or potential mitigation measures.

The EIR must address this high hurdle to the proposed development project thoroughly and must analyze alternatives that will avoid or reduce adverse impacts, as well as all feasible mitigation. *Laurel Heights Improvement Assn. v. Regents of University of California*, 47 Cal. 3d 376, 400-03 (1988). In particular, a full analysis of the Project-specific and cumulative effects on biological resources impacts will be essential to development of effective mitigation measures to ensure that biological resources' impacts will be fully offset. The biological resources study must be based on surveys and detailed field studies that are completed at appropriate times of the year for each species potentially in the area. A search of the California Natural Diversity Database maintained by the Department of Fish and Wildlife is a good starting point, but it is not sufficient to provide the level of detail necessary for the EIR. It is also essential that the City consult with other agencies, including the U.S. Fish and Wildlife Service and state Department of Fish and Wildlife, regarding both the extent of the Project's impacts and appropriate mitigation measures. Deferral of mitigation measures until subsequent permitting processes have begun is not appropriate.

VII. Geologic Impacts and Slope Stability

CEQA requires that an agency consider whether a project will be located in a geologically unstable area where landslides or liquefaction might occur. CEQA Guidelines, Appendix G § VI. Portions of the Project site are very steep, forming a bluff that rises to the south of the site between the current Golf Course and Westridge homes. The applicant is proposing to significantly alter the terrain below and around this steep hill with substantial cut and fill activities that could destabilize the hillside.

The EIR must disclose whether the applicant will be required to undertake hill-stabilizing measures and what those measures will be. The EIR should further analyze whether landslides or liquefaction at the constructed Project site could pose any hazards to residents, both above and below the slopes, or to other neighboring properties.

VIII. Alternatives

The City's evaluation of alternatives to the Project will be a critically important exercise. An EIR must describe a range of alternatives to the proposed project, and to its location, that would feasibly attain the project's basic objectives while avoiding or substantially lessening the project's significant impacts. Pub. Res. Code § 21100(b)(4); CEQA Guidelines § 15126.6(a). A proper analysis of alternatives is essential for the City to comply with CEQA's mandate that significant environmental damage be avoided or substantially lessened where feasible. Pub. Res. Code § 21002; CEQA Guidelines §§ 15002(a)(3), 15021(a)(2), 15126.6(a); *Citizens for Quality Growth v. City of Mount Shasta*, 198 Cal. App. 3d 433, 443–45 (1988). As the California Supreme Court explained in *Laurel Heights*, “[w]ithout meaningful analysis of alternatives in the EIR, neither the courts nor the public can fulfill their proper roles in the CEQA process. . . . [Courts will not] countenance a result that would require blind trust by the public, especially in light of CEQA's fundamental goal that the public be fully informed as to the consequences of action by their public officials.” 47 Cal. 3d at 404.

Unfortunately, the NOP fails to define the objectives for the proposed Project. Without a thorough understanding of the proposed Project's purpose, it is all but impossible for the City to identify and evaluate reasonable and feasible Project alternatives. Nor is it possible, in the absence of clearly defined Project objectives, for members of the public or public agencies to identify or provide meaningful input on alternatives or the scope of the EIR. The City must clearly articulate the Project objectives in order to systematically identify and analyze the significant effects of the proposed Project and the feasible mitigation measures or alternatives that will avoid or substantially lessen such significant effects.

The City's NOP does not identify a single alternatives to the proposed Project. NOP, p. 3. It simply states that “[c]omments received from State and Local Agencies/Interested Organizations and Individuals regarding the project will assist in the development of project alternatives.” *Id.* Especially in light of the significance of the existing Westridge Golf Course as one of the only remaining large areas of open space in all of La Habra, the City must ensure that the EIR includes a robust discussion of additional alternatives that would lessen the significant impacts of the Project. This alternatives analysis must evaluate alternative locations that would not consume the

City's scarce remaining open space, considerably less intensive levels of development on the Project site, and other options for meeting housing demands, looking beyond the relatively large-lot subdivision model presented by the proposal.

IX. Conclusion

The NOP provides little information about critical aspects of the proposed Project, making it difficult to provide a comprehensive response to the NOP or the scope of the EIR. We respectfully request that the City thoroughly consider all of the information in these initial comments in the EIR for the Rancho La Habra Specific Plan project. This information is required to provide the basis for a comprehensive analysis of environmental impacts and the identification of feasible mitigation measures and Project alternatives.

We appreciate the opportunity to provide these comments. Please keep me informed of all notices, hearings, staff reports, briefings, meetings, and other events related to the proposed Project. Please also notify me of the release of the draft EIR for the proposed Project.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP



Sarah H. Sigman

From: [Peter Carlson](#)
To: [Eric Turner](#); [Brianna Bernard](#)
Subject: FW: Project: Rancho La Habra Specific Plan
Date: Monday, December 14, 2015 5:47:51 PM

From: William Kelly [mailto:williamk@ka-mg.com]
Sent: Monday, December 14, 2015 5:41 PM
To: Peter Carlson <PCarlson@vcsenvironmental.com>
Cc: christinek@ka-mg.com; ggiovinco@rwglaw.com
Subject: FW: Project: Rancho La Habra Specific Plan

From: Roy Ramsland [<mailto:RRamsland@lahabraca.gov>]
Sent: Monday, December 14, 2015 5:33 PM
To: williamk@ka-mg.com; christinek@ka-mg.com
Cc: Carlos Jaramillo
Subject: FW: Project: Rancho La Habra Specific Plan

[NOP comment](#)

From: Sung Park [<mailto:sungonpark@gmail.com>]
Sent: Monday, December 14, 2015 3:28 PM
To: Roy Ramsland
Subject: Project: Rancho La Habra Specific Plan

This is Sung Park. I lives in 2100 S. Farrell Ct. LA Habra, CA 90631. I do not like this project due to air quality, traffic, and hazardous material issues.

From: [Peter Carlson](#)
To: [Eric Turner](#); [Brianna Bernard](#)
Subject: FW: Project : Rancho La Habra Specific Plan
Date: Monday, December 14, 2015 5:47:25 PM

From: William Kelly [mailto:williamk@ka-mg.com]
Sent: Monday, December 14, 2015 5:40 PM
To: Peter Carlson <PCarlson@vcsenvironmental.com>
Cc: christinek@ka-mg.com; ggiovinco@rwglaw.com
Subject: FW: Project : Rancho La Habra Specific Plan

From: Roy Ramsland [<mailto:RRamsland@lahabraca.gov>]
Sent: Monday, December 14, 2015 5:35 PM
To: williamk@ka-mg.com; christinek@ka-mg.com
Cc: Carlos Jaramillo
Subject: RE: Project : Rancho La Habra Specific Plan

NOP comment – this appears to be a duplicate, but I did receive two emails.

From: Sung Park [<mailto:supark@dhs.lacounty.gov>]
Sent: Monday, December 14, 2015 3:35 PM
To: Roy Ramsland
Subject: Project : Rancho La Habra Specific Plan

This is Sung Park. I lives in 2100 South Farrell Court La Habra, CA 90631.

I do not like this project due to air quality, traffic and Hazardous materials issues.

Thank you.

Sung Park



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

The City of La Habra requests your participation in the planning process for this project. Your comments will assist us in addressing your concerns in the Draft Environmental Impact Report (DEIR).

For your convenience, you may use this sheet to write any comments you may have.

Comment: Pursuing Rancho La Habra on existing Westridge Golf Club
will destroy the [Landmark] of community and city of La Habra.
It might bring in some short term profit, but it will bring down
the overall property values of the homes in not only of Westridge
community but through out the city which will lower the "Revenue"
of the city in a long term.

Remarkable Westridge Golf course was built ⁱⁿ 15 YRS Ago
on the deserted Hillside with pumping Jacks which turned
the image of the city from average middle class to the homes
of top luxury class residents. Today with existence of
Westridge Golf Course, the name value of the city became comparable
as the top rated cities as Irvine and Beach cities

Westridge Golf Course is the "Pride of La Habra" the backbone
of our community which should be hand down to our children
and for many generations comes forth, (use backside if needed)

Name: Tammy Kim

Mailing Address: 1600 Runyan St
La Habra CA 90631

Phone Number: 714-356-4551

Email Address: tammykim88@yahoo.com



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

RECEIVED

DEC 15 2015

PLANNING DEPT

The City of La Habra requests your participation in the planning process for this project. Your comments will assist us in addressing your concerns in the Draft Environmental Impact Report (DEIR).

For your convenience, you may use this sheet to write any comments you may have.

Comment: I object to the Rancho La Habra project for the
following reasons:

- There will be more traffic added to already crowded Beach Boulevard.
- There will be more water shortage.
- With 420 more homes, schools will be more crowded.
- There are concerns about digging up the land where used to be old field.

Let's keep the only golf course La Habra has.

(use backside if needed)

Name: Brian Park

Mailing Address: 2300 W. Cagun Ct La Habra

Phone Number: 714-388-7350

Email Address: brianpark@usa.com



CITY OF LA HABRA
SCOPING MEETING
December 8, 2015
COMMENT CARD

The City of La Habra requests your participation in the planning process for this project. Your comments will assist us in addressing your concerns in the Draft Environmental Impact Report (DEIR).

For your convenience, you may use this sheet to write any comments you may have.

Comment: To whom it may concern,
I object to the project for following reasons:

1. Traffic increase
2. Water supply shortage due to CA drought
3. School shortage with additional 400 homes
4. Noise, pollution with construction of additional homes

I especially concerned about pollution
with digging up where used to be oil field

(use backside if needed)

Name: Mitchell Park

Mailing Address: 2300 W Casper Ct.
Miche La Habra CA

Phone Number: 714-366-9137

Email Address: mitchellpark@yahoo.com



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



December 16, 2015

Mr. Roy Ramsland
City of La Habra
201 E. La Habra Boulevard
La Habra, CA 90633
rramsland@lahabracalifornia.gov

Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Rancho La Habra Specific Plan Project, La Habra, CA (SCH# 2015111045)

Dear Mr. Ramsland:

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Preparation (NOP) for the Rancho La Habra Specific Plan Draft Environmental Impact Report (DEIR). The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (California Environmental Quality Act, [CEQA] Guidelines § 15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code § 2050 *et seq.*) and Fish and Game Code section 1600 *et seq.* The Department also administers the Natural Community Conservation Planning (NCCP) program.

The project site is occupied by Westridge Golf Course, at 1400 South La Habra Hills Drive, in the City of La Habra (City). Three new residential neighborhoods (for a maximum of 420 homes), linked via trails through open space, are proposed in addition to community and commercial use elements. The Department offers the following comments and recommendations to assist the City in avoiding or minimizing potential project impacts on biological resources.

Specific Comments

1. Waters of the state have been identified on the eastern portions of Westridge Golf Course. Despite landscaping and street paving, these streams may be periodically subject to inundation and, as such, are a component of the stream bed and channel. Any project activity that will divert or obstruct the natural flow of, or change or use material from the bed, channel, or bank (which may include associated riparian resources) of a river or stream, including an activity that seeks to exclude the stream from its floodplain, such as installation of fill to bring portions of the site out of the 100-year flood zone, could trigger the need for the project applicant (or "entity") to notify the Department pursuant to section 1600 *et seq.* of the Fish and Game Code. Based on this notification and other information, the Department would determine whether a Lake and Streambed Alteration Agreement (LSA) with the applicant is required prior to conducting the proposed activities. The Department's issuance of a LSA for a project that is subject to CEQA would require CEQA compliance actions by the Department as a Responsible Agency. The Department as a Responsible Agency

under CEQA may consider the City's Environmental Impact Report for the project. To minimize additional requirements by the Department pursuant to section 1600 *et seq.* and/or under CEQA the document should fully identify the potential impacts to the stream or riparian resources, including flood plain exclusion, and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the LSA.

2. Because the proposed project would create a significant amount of ground disturbance, concern exists over the impacts the project would have on storm water quality and general hydrology in the surrounding area. Given Governor Brown's Drought State of Emergency Declaration, issued January 17, 2014, the DEIR should analyze the efficacy of Low Impact Development (LID) options to minimize storm water impacts, including:

- a. Site layout with regard to sensitive resources, including off-site native habitat,
- b. The use of pervious surfaces (crushed aggregate, turf block, unit pavers, pervious concrete and asphalt) as alternatives to impervious surfaces, and
- c. Structure roof spouts emptying over pervious surfaces.

If it is anticipated that runoff cannot be dispersed through LIDs, the DEIR should consider directing runoff to facilities designed to detain and treat runoff, such as detention or bioretention basins. Storm water impacts should be explored throughout the project footprint as well as off-site native habitat.

3. An additional concern regarding the project involves direct and cumulative impacts to birds, particularly migratory species, through inadvertent bird strike. Avoidance of these impacts can be achieved through incorporation of 'bird safe' elements in architectural design. Elements such as glazed windows, well-articulated building facades, and minimal nighttime lighting are encouraged to reduce collisions of migratory birds with buildings. Large flat windows, reflective glass, and transparent corners are strongly discouraged. We recommend that the City follow as many of these guidelines as appropriate when considering structure design, as described in the American Bird Conservancy's Bird-Friendly Building Design (the document can be found online at http://abcbirds.org/wp-content/uploads/2015/04/Bird-friendly_Building_Guide_WEB.pdf).

General Comments

1. The Department considers adverse impacts to a species protected by the California Endangered Species Act (CESA), for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any endangered, threatened, or candidate species that results from the project is prohibited, except as authorized by state law (Fish and Game Code, §§ 2080, 2085). Consequently, if the Project, Project construction, or any Project-related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, the Department recommends that the project proponent seek appropriate take authorization under CESA prior to implementing the project. Appropriate authorization from the Department may include an incidental take permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and Game Code §§ 2080.1, 2081, subds. (b),(c)). Early consultation is encouraged, as significant modification to a project and mitigation

measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of an ITP unless the project CEQA document addresses all project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.

2. To enable the Department to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR.
 - a) A complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas.
 - b) A range of feasible alternatives to ensure that alternatives to the proposed project are fully considered and evaluated; the alternatives should avoid or otherwise minimize impacts to sensitive biological resources. Specific alternative locations should be evaluated in areas with lower resource sensitivity where appropriate.

Biological Resources within the Project's Area of Potential Effect

3. To provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats, the DEIR should include the following information.
 - a) Per CEQA Guidelines, section 15125(c), information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis placed on resources that are rare or unique to the region.
 - b) A thorough, recent floristic-based assessment of special status plants and natural communities, following the Department's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (see <http://www.dfg.ca.gov/habcon/plant/>). The Department recommends that floristic, alliance-based and/or association-based mapping and vegetation impact assessments be conducted at the Project site and neighboring vicinity. The Manual of California Vegetation, second edition, should also be used to inform this mapping and assessment (Sawyer et al. 2008¹). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.

¹ Sawyer, J. O., T. Keeler-Wolf and J.M. Evens. 2009. A Manual of California Vegetation, Second Edition. California Native Plant Society Press, Sacramento.

- c) A current inventory of the biological resources associated with each habitat type on site and within the area of potential effect. The Department's California Natural Diversity Data Base in Sacramento should be contacted at www.wildlife.ca.gov/biogeodata/ to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
- d) An inventory of rare, threatened, endangered and other sensitive species on site and within the area of potential effect. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, § 15380). This should include sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

Analyses of the Potential Project-Related Impacts on the Biological Resources

- 4. To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR.
 - a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage should also be included. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site. The discussions should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat, if any, supported by the groundwater. Mitigation measures proposed to alleviate such impacts should be included.
 - b) Discussions regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a NCCP). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.
 - c) The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
 - d) A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Mitigation for the Project-related Biological Impacts

5. The DEIR should include measures to fully avoid and otherwise protect Rare Natural Communities from project-related impacts. The Department considers these communities as threatened habitats having both regional and local significance.
6. The DEIR should include mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
7. For proposed preservation and/or restoration, the DEIR should include measures to perpetually protect the targeted habitat values from direct and indirect negative impacts. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.
8. The Department recommends that measures be taken to avoid project impacts to nesting birds. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Title 50, § 10.13, Code of Federal Regulations). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 - September 1 (as early as January 1 for some raptors) to avoid take of birds or their eggs. If avoidance of the avian breeding season is not feasible, the Department recommends surveys by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.
9. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.
10. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program;

(i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

We appreciate the opportunity to comment on the referenced NOP. Questions regarding this letter and further coordination on these issues should be directed to Jennifer Edwards at (858) 467-2717 or via email at jennifer.edwards@wildlife.ca.gov.

Sincerely,



Gail K. Sevens
Environmental Program Manager
South Coast Region

cc: Colleen Draguesku (U.S. Fish and Wildlife Service)
Scott Morgan (State Clearinghouse)



LOWELL JOINT SCHOOL DISTRICT

A Tradition of Excellence

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11019 VALLEY HOME AVENUE, WHITTIER, CALIFORNIA 90603-3098

(562) 943-0211

FAX (562) 947-7874

www.ljsd.org

Bonnie Bell, Ed.D. – Superintendent of Schools

Via Email

December 15, 2015

Mr. Roy Ramsland
Planning Manager
City of La Habra
201 East La Habra Boulevard
La Habra, CA 90631

Subject: Notice of Preparation of a Draft Environmental Impact Report
Rancho La Habra Specific Plan – CalAtlantic Homes

Dear Mr. Ramsland:

I'm writing this letter to reiterate the request the Lowell Joint School District be included in both written and verbal dialogue with the City regarding the above captioned matter in the letter dated December 1, 2015, from Ronald Lebs, Assistant Superintendent, Business Services at the Fullerton Joint Union High School District.

It is unclear at this time if Lowell Joint School District boundaries are included in this project area and we therefore wish to be included in the conversation as this project moves along. We hope future dialogue will make it clear if any of the homes being discussed are within our boundaries.

If you have any questions or input, please feel free to contact me at (562) 902-4280.

Respectfully submitted,

Andrea Reynolds
Assistant Superintendent, Administrative Services

Attachment

Letter from Ronald Lebs, Fullerton Joint Union High School District

Board of Trustees

Darin W. Barber, William A. Hinz, Brandon R. Jones, Fred W. Schambeck, Anastasia M. Shackelford



FULLERTON JOINT UNION HIGH SCHOOL DISTRICT

Business Services

1051 W. Bastanchury Rd., Fullerton CA 92833

Phone (714) 870-2810

FAX (714) 870-2835

Via Email

December 1, 2015

Mr. Roy Ramsland
Planning Manager
City of La Habra
201 East La Habra Boulevard
La Habra, CA 90631

Subject: Notice of Preparation of a Draft Environmental Impact Report
Rancho La Habra Specific Plan – CalAtlantic Homes

Dear Mr. Ramsland:

Thank you for providing the opportunity for Fullerton Joint Union High School District (District) to comment on the Notice of Preparation of a Draft Environmental Impact Report - Rancho La Habra Specific Plan. It is the understanding of the District from the information contained in the Notice that the City is evaluating development to include 420 homes, 12,000 square feet of commercial/retail space, and an 8,000 square foot dining/restaurant pad.

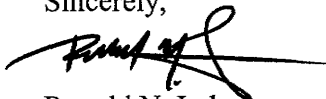
In order for the District to provide appropriate and adequate input and stay abreast with potential impacts with respect to this development, it is important that District staff members are kept informed regarding this project along the way. For this reason, the District requests to be included in all mailings, communications, meetings, and conversations that involve the discussion of schools and/or the impact to schools from this project.

The District will require mitigation in the form of payment of statutory developer fees (at a minimum) in effect at the time any building permits are issued to offset the educational facility costs associated with the additional students generated by this project.

The District appreciates the opportunity to comment and welcomes additional dialog with the City regarding this project. Please continue to include the District on future communications and notices concerning any meetings regarding this project. This conversation should also involve the La Habra School District and Lowell Joint School District since this project appears to overlap both elementary school district boundaries.

If you have any questions, please feel free to call me at (714) 870-2810.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald N. Lebs", with a stylized flourish extending to the right.

Ronald N. Lebs
Assistant Superintendent
Business Services

cc Scott Scambray Ed.D, Superintendent
Fullerton Joint Union High School District

Karen Kinney, Chief Business Official
La Habra City School District

Andrea Reynolds, Assistant Superintendent, Administrative Services
Lowell Joint School District



City of La Habra

"A Caring Community"

COMMUNITY DEVELOPMENT

201 E. La Habra Boulevard
Post Office Box 337
La Habra, CA 90633-0785
Office: (562) 383-4100
Fax: (562) 383-4476

December 16, 2015

Ms. Katherine Reicks
1861 South Floyd Street
La Habra, California 90631

Re: Mailing List-Rancho La Habra Project

Dear Ms. Reicks:

It was a pleasure speaking with you at the Rancho La Habra Scoping Meeting held on December 8, 2015 at the La Habra Community Center. You mentioned that you reside within 300 feet of the project and did not receive a notice regarding the project. I asked that you place an asterisk by your name and I would check the mailing list to see if you may have been inadvertently excluded.

Planning staff reviewed the mailing list and confirmed you are on the list and a Notice of Preparation was mailed to you in November. In that notice, two scoping meeting dates were identified with the December 8th meeting being the second meeting. No other notice has been mailed out by the City. The next City notice will be released when the environmental document has been completed and made available for public review and comment.

I attempted to contact you on December 14th via e-mail with the above information (see attachment 1) but received a notice that the e-mail address used could not be found (see attachment 2). I have attached a copy of the Sign-In sheet from the Scoping Meeting where you provided us with your e-mail address. Should you wish to provide me with your correct e-mail address, I will have a correction made to the Sign-In sheet.

Should you have questions regarding the project or process, please feel free to contact Mr. Roy Ramsland, Planning Manager for the City of La Habra and he will be pleased to address your concerns. Mr. Ramsland can be reached at (562) 383-4100. Of course you are welcomed to contact me directly at the same phone number.

Sincerely,

Carlos Jaramillo
Deputy Director of Community Development

Attachments:

1. E-Mail to Ms. Reicks dated December 14, 2015
2. E-Mail from Microsoft Outlook dated December 14, 2015
3. Scoping Meeting Sign-In Sheet dated December 8, 2015

Carlos Jaramillo

From: Carlos Jaramillo
Sent: Monday, December 14, 2015 1:40 PM
To: 'kar.nana.x4@google.com'
Cc: Roy Ramsland
Subject: Public Notice list-Rancho La Habra

Dear Ms. Reicks,

It was a pleasure speaking with you last week. As promised, I had the mailing list for the Rancho La Habra project checked to confirm you were on the 300 foot mailing list. You are listed and a Notice of Preparation was sent to you in early November advising you of the project and community meetings on November 18th and December 8th.

Please be assured you will be mailed any notices that involve the subject project. The next notice will be sent when the Environmental Impact Report has been completed and is ready for public review and comment. Until then, should you have any questions, please feel free to contact Mr. Roy Ramsland, Planning Manager for the City of La Habra. He can be reached at (562) 383-4100.

Sincerely,

Carlos Jaramillo
Deputy Director of Community Development
City of La Habra
201 East La Habra Boulevard
La Habra, California 90631
(562) 383-4100

Carlos Jaramillo

From: Microsoft Outlook
To: 'kar.nana.x4@google.com'
Sent: Monday, December 14, 2015 1:40 PM
Subject: Undeliverable: Public Notice list-Rancho La Habra

mx.google.com rejected your message to the following e-mail addresses:

'kar.nana.x4@google.com' (kar.nana.x4@google.com)

mx.google.com gave this error:

The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. Learn more at <https://support.google.com/mail/answer/6596sk6si10784391pab.138> - gsmtip

The e-mail address you entered couldn't be found. Please check the recipient's e-mail address and try to resend the message. If the problem continues, please contact your helpdesk.

Diagnostic information for administrators:

Generating server: JAZZ.lahabra.gov

kar.nana.x4@google.com

mx.google.com #550-5.1.1 The email account that you tried to reach does not exist. Please try 550-5.1.1 double-checking the recipient's email address for typos or 550-5.1.1 unnecessary spaces. Learn more at 550 5.1.1 <https://support.google.com/mail/answer/6596sk6si10784391pab.138> - gsmtip ##

Original message headers:

Received: from THUNDER.lahabra.gov ([::1]) by jazz.lahabra.gov ([::1]) with
 mapd id 14.02.0397.000; Mon, 14 Dec 2015 13:40:13 -0800
From: Carlos Jaramillo <CJaramillo@lahabraca.gov>
To: "kar.nana.x4@google.com" <kar.nana.x4@google.com>
CC: Roy Ramsland <RRamsland@lahabraca.gov>
Subject: Public Notice list-Rancho La Habra
Thread-Topic: Public Notice list-Rancho La Habra
Thread-Index: AdB2cS91vXoUw9CQYkRyX/kNb50U==
Date: Mon, 14 Dec 2015 21:40:12 +0000
Message-ID: <C3F1147641C28146854FB77B2FBF049A487EBAD1@Thunder.lahabra.gov>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach:
X-MS-Exchange-Correlation:
x-originating-ip: [10.1.5.76]
Content-Type: multipart/alternative;
 boundary="_000_C3F1147641C28146854FB77B2FBF049A487EBAD1Thunder.lahabra_"
MIME-Version: 1.0

RANCHO LA HABRA Scoping Meeting

December 8, 2015

6:30 - 8:30 pm

Community Center

101 West La Habra Boulevard, La Habra



PLEASE SIGN IN

Name	Affiliation (e.g., resident, business owner, property owner, consultant, staff, etc...)	E-mail Address
HILL KIM	Property owner	kofm33@yahoo.com
Laura Ramirez	"	
EVA P. LABELLE	"	evapallanhabra@gmail.com
* Katherine Reicks	"	Kar.nana.x4@gmail.com
Juan Guerrero	Property Owner/Consultant	Juan.guerrero@tetratech.com
TALE ED	20405 NIELSON AT L.H. GARDEN	
BILL MANNING	Property Owner	
Peter Han	Property Owner	im peterhan@gmail.com

December 21, 2015

Attn: Roy Ramsland, Planning Manager
City of La Habra
Community Development Department
201 East La Habra Boulevard
La Habra, CA 90631

RECEIVED
DEC 24 2015
PLANNING DEPT



RE: Rancho La Habra Specific Plan Project

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52 and Senate Bill 18.

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason the Soboba Band of Luiseño Indians requests that approved Native American Monitor(s) be present during any future ground disturbing proceedings, including surveys and archaeological testing, associated with this project. The Soboba Band wishes to defer to Gabrieleño Tribal Consultants who are in closer proximity to the project. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the City of La Habra. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013
(213) 576-7083



December 28, 2015

Roy Ramsland
City of La Habra
201 E. La Habra Boulevard
La Habra, CA 90633

Dear Roy:

Re: SCH 2015111045 La Habra (ORANGE) Rancho La Habra Specific Plan - NOP

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Branch (RCEB) has received the *Notice of Preparation (NOP)* from the State Clearinghouse for the proposed City of La Habra (City) Rancho La Habra Specific Plan.

According to the NOP, the project area includes active railroad tracks. RCEB recommends that the City add language to the Specific Plan so that any future development adjacent to or near the rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes, and continuous vandal resistant fencing or other appropriate barriers to prevent trespassers onto the railroad ROW.

If you have any questions in this matter, please contact me at (213) 576-7076, ykc@cpuc.ca.gov.

Sincerely,

A handwritten signature in blue ink, which appears to read "Ken Chiang", is positioned above the typed name.

Ken Chiang, P.E.
Utilities Engineer
Rail Crossings Engineering Branch
Safety and Enforcement Division

C: State Clearinghouse

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013
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Ken Chiang, P.E.
Utilities Engineer
Rail Crossings Engineering Branch
Safety and Enforcement Division

C: State Clearinghouse

1 PROJECT TITLE: Rancho La Habra Specific Plan

2 PROJECT APPLICANT: CalAtlantic Homes

3

4

5

6 TRANSCRIPT OF SCOPING MEETING

7 DECEMBER 8, 2015 - 6:35 P.M.

8 CITY OF LA HABRA COMMUNITY CENTER

9 101 WEST LA HABRA BOULEVARD

10 LA HABRA, CALIFORNIA 90631

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1 PARTIES PRESENT:

2 Andrew Ho,
Director of Community and Economics Development
3 Richard Ramsland, City Planning Manager
201 E, La Habra Boulevard
4 La Habra, California 90631

5 William R. (Bill) Kelly
President/Ceo
6 Christine Kelly
Planning Consultant
7 Kelly Associates
Management Group
8 1440 N. Harbor Boulevard, Suite 900
Fullerton, California 92835
9 Christine Kelly, Planning Consultant

10 For the City of La Habra:

11 Richards Watson & Gershon
By: Gianetta L. Giovinco
12 355 S Grand Avenue 40th Floor
Los Angeles, California 90071-3101

13

14 PUBLIC SPEAKERS:

15 Katherine Reicks.....12, 28
(No first name provided) Amvastag.....13
16 Sawrav Mukherie.....14
Poneet Ambastha.....16
17 Ed Bell.....17
Teresa Morrison.....19
18 (No name provided).....21
Ed Reicks.....21, 38
19 Jennifer Kojanaenj.....24
(No first name provided) Dipen.....26
20 Guadalupe Martinez.....29
Delvin Lillie.....30
21 Victor Lomeli.....32
Simon Chang.....34
22 Edward Han.....36
Katherine Kim.....37
23 (No name provided).....40

24

25

1 MR. HO: Good evening, and welcome to the
2 City of La Habra Community Center. This is the
3 Rancho La Habra scoping meeting, December 8, 2015.

4 My name is Andrew Ho. I'm the Director of
5 Community and Economics Development. Also here in
6 attendance is Roy Ramsland, the City's planning
7 manager, and Bill Kelly and Christine Kelly are
8 planning consultants for the project.

9 Just a few notes before I turn it over to
10 Bill to run the meeting. I wanted to thank
11 everybody for coming tonight. I wanted to express
12 to everybody in the room that this is the first in a
13 series of meetings that we will be having. This is
14 the beginning of the process for the -- in looking
15 at the development.

16 The golf course recently made a decision to
17 sell the property, and they reached out to a
18 residential developer, Cal Atlantic. And
19 Cal Atlantic has submitted an application to the
20 City for the development and entitlement.

21 The City is obligated to process those
22 entitlements through the process. And this scoping
23 meeting is to identify and solicit the comments from
24 the community for the environmental impact report.

25 The City hasn't made a decision, yet, on

1 the project. The comments that we will be
2 soliciting this evening will be entered into the
3 record and used to provide the information to the
4 City Council in formulating a recommendation.
5 All of the comments that will be taken from the
6 community today are valuable. We want to hear from
7 you.

8 Please express anything that you would want
9 to talk about, or want the environmental consultants
10 to analyze as part of the environmental review
11 process. And those we will go into a little bit
12 more detail about some of the comments we received
13 from one of the earlier meetings.

14 So that's -- I wanted to thank you for
15 coming. And I'll turn it over to Bill Kelly for the
16 next part of the presentation.

17 MR. KELLY: Thank you, Andrew. Just some
18 introductions before we begin. As you heard, I'm
19 Bill Kelly. I'm a consultant to the City, and
20 Christine Kelly, is also a consultant, and she's my
21 wife. So, just so you know, I work for her.

22 I want to also introduce the developer,
23 Michael Bataglia, through Cal Atlantic Homes.
24 Michael, please raise your hand so they can see.
25 And then, the person who's responsible for the

1 design of the environmental review, Peter Carlson.

2 There he is in the corner.

3 They will be available at the end of the
4 meeting, so you can talk to them about some of the
5 exhibits on the wall, and get a bit more definition
6 and detail about the drawings.

7 There's also a court reporter here taking
8 notes. That's a requirement to make sure we have a
9 legal record of what transpires this evening.

10 Let me walk you through the project
11 description, quickly. I'm sorry. Let me go back to
12 the project description. The purpose of the scoping
13 meeting, comments from the first scoping meeting,
14 and, then your participation, public comments, that
15 goes through a public hearing process.

16 This exhibit, which would outline a
17 proposed project, there's a proposed 420 dwelling
18 units, 227 single-family homes out of 420. 143
19 multi-family town houses. About 2.7 acres of
20 retail. 12,000 square feet of retail. 8,000 square
21 foot for a restaurant pad.

22 There's also a significant open space,
23 which you will see in green. Which you can see this
24 exhibit on a larger scale on the wall after the
25 meeting. It makes it easier to read.

1 I think Andrew made a point that the City
2 is required under state law to process the project.
3 It must take the application, and it must process
4 the project. The City just can't say no. It has
5 been an issue of law of processing it. The law says
6 that if you turn in a complete application it must
7 be processed.

8 The next exhibit is a real rough plan,
9 grade plan, which is hard to read at this scale. It
10 shows you a little more definition on the lots. I
11 think there's also a better view on the wall. It
12 helps gives you more definition to the turns and
13 contours of the exact project.

14 The environmental impact process is the --
15 is part of the it's called the California
16 Environmental Quality Act, CEQA. You may have heard
17 that term before. California Environmental Quality
18 Act. It requires that every project submitted
19 through the City is reviewed as to what its impacts
20 would be upon the environment. And in this case, to
21 determine that the EIR, environmental impact report,
22 would be prepared.

23 That's the maximum study under law.
24 There's degrees of studies below that. This is the
25 maximum study to be done.

1 The EIR is our informative disclosure
2 document. We're only certified, not approved or
3 denied. We certify that the information in the
4 document is complete and accurate to the best of
5 everybody's ability.

6 The EIR is required to analyze the
7 significant adverse environmental impacts. Let me
8 say that again. To analyze the potential
9 significant environmental impacts. So, all of the
10 things that you're here to talk about tonight and
11 have concerns about, That is what this meeting is
12 about. What should we study.

13 Now, a notice preparation is required by
14 law. It was be distributed. The state law has a
15 very specific set of studies that we'll elaborate in
16 CEQA. And what's being studied within this project
17 right now will be studies for biological resources,
18 geology soils, hazards and hazardous materials,
19 ranging from population impacts, transportation,
20 traffic, air quality, (Unintelligible) resources,
21 greenhouse gases, water quality, noise, public
22 services, and utility service systems.

23 What will not be studied in great detail
24 will be cultural or mineral resources.

25 Each one of those first topics I referenced

1 will be a very exhaustive analysis submitted by the
2 environmental consultants, and then a peer review is
3 done by the City and its consultants to ensure that
4 the information is correct and adequate.

5 This chart outlines the process from
6 beginning to end with the EIR process only. Now,
7 the applicant has also requested consideration for
8 the general planning amendment, specific planning
9 amendment, the tract map, the development agreement,
10 and the (Unintelligible) consideration. And all of
11 this will come together at the end of the EIR.

12 But the EIR is the controlling document to
13 look at the impacts of the project. And that goes
14 through a public hearing process and a Planning
15 Commission from the City Council. And then the
16 actual project is processed based upon what the
17 findings of the EIR indicate are impacts, and how
18 they could be mitigated.

19 So, it sounds like a very complicated
20 process. And it is difficult to understand, but it
21 follows a very formal process of studying the
22 project, analyzing the impact, and if we can reduce
23 those or mitigate it down. And, then, the council
24 and commission can certify or not certify the EIR.

25 If the council certifies the EIR, then,

1 they can consider the project. And we will look at
2 the general plans, unchanged, tract map, et cetera.
3 But the process it goes through, from beginning to
4 end, takes a while and requires that there be public
5 input at various places along the line.

6 The next slide is a little, perhaps easier
7 to understand the entitlement process. It goes
8 through the various completion of documents for
9 review period of the EIR when it's finished. You
10 will be allowed to look at the document, provide
11 comment, and whether or not you agree with the
12 findings, And goes to the Planning Commission for
13 review. And it goes to the City Council for review.

14 So, lots of places along the way for public
15 review and comment. Anything from submitting
16 written comments to submitting oral comments, all
17 the way to the process at the very end in front of
18 the La Habra City Council.

19 As Andrew mentioned, we had a meeting prior
20 to this, a couple of weeks ago. Comments were
21 submitted in written format, and this is the summary
22 of what some of the citizens said they had issues or
23 concerns about: Traffic circulation, smell/odor/air
24 quality, land use of clubhouse, noise, open drain
25 space issues, (Unintelligible) preservation, city

1 services, safety, property values, wildlife. And
2 many people were saying just "no project."

3 Now, legally, just saying "no project" is
4 not something that can be studied. So, that cannot
5 be considered a valid comment to be made. Nothing
6 to study.

7 Being opposed to the project, this evening
8 I'll explain how you can turn that around so it's a
9 valid comment for study. But the process will begin
10 in a separate scoping meeting for the process.

11 Roy Ramsland, as introduced by Andrew, is
12 the planning manager. He is the one point of
13 contact in the City. So, if you have your written
14 comments tonight, or if you have written comments
15 tomorrow, or if you have comments later on, that
16 would be him. That's his phone number to contact.
17 He's the one point of contact in the City on this
18 project. So, that should make it easier if you have
19 questions or comments, and Roy is the one you will
20 contact.

21 Tonight's meeting we're trying to be very
22 focused. We're trying to control it to three
23 minutes per speaker. We want your name and address,
24 and we'd like it if you'd be polite to each other.
25 Not booing or cheering one another. We would like

1 to keep it civil.

2 Please be very specific on your comments or
3 issues. Just saying that you don't want the project
4 doesn't need to get entered into the record as a
5 valid comment about what the City should study.

6 If someone has already addressed your
7 issue, whatever it may be, such as traffic, you
8 don't need to reiterate it. It's on the record. If
9 you don't want to speak, you have that prerogative.
10 You can turn in cards tonight, or whenever. Your
11 comments will go into the record. It will be
12 considered.

13 So it's a good dynamic. Some people don't
14 like to speak. That's okay. You have alternatives.
15 More comments will be allowed at future reviews and
16 meetings.

17 As Andrew said, this is just the very
18 beginning of the process. The EIR is an information
19 document. What are the issues of the project.
20 Looks at the impacts of the issues of the project.
21 It attempts to review what can be done to reduce the
22 impacts of the project, if possible. And all of
23 that goes into a final environmental impact report.

24 Now, if you want to really get bored, and
25 you're tired at night, can't sleep, you'll want to

1 read the EIR, especially the biological and traffic
2 sections. I'm being somewhat facetious, but it will
3 be a thick document.

4 But you'll want to read the important parts
5 of that if you have questions and concerns. This is
6 your process. It is your community. This is your
7 report to be generated for public involvement and
8 participation.

9 Now, that being said, we'll open it up to
10 public comment. Can you try to keep it to three
11 minutes, if at all possible? Yes, ma'am. Please
12 approach the podium. We have a microphone. Thank
13 You.

14 MS. REICKS: My name is Katherine Reicks.

15 MR. KELLY: Could you also please spell
16 you name for the record.

17 MS. REICKS: R-E-I-C-K-S. I reside at 1861
18 South Floyd Court in La Habra. My concern is, I'll
19 address the water issue. I think that there is a
20 bit of a disconnect between the poster board
21 regarding water use, and between the residential
22 use, and the golf course use.

23 The golf course watering can be eliminated
24 or reduced, dramatically, in times of drought.
25 However, there -- I don't believe the residents in

1 the current community can reduce their water usage.
2 They not only have irrigation, which can be reduced
3 to an extent, but they have personal use. They have
4 toilets, dishwashers. They have personal hygiene
5 routines, you know, showers. Those things can't be
6 reduced.

7 And look around at over 420 homes, I do
8 think -- I just think that's considerable more water
9 usage than a golf course could use, and can cut
10 back. I think that's all I have to say. Thank
11 you.

12 MR. KELLY: Can I ask you not to applaud or
13 boo. We're just trying to keep it just statements
14 and move on, please. Thank you.

15 MR. AMVASTAG: My name is A-M-V-A-S-T-A-G.
16 (Unintelligible) we just have comments, or we just
17 have questions/answers.

18 MR. KELLY: We prefer just to have you just
19 make comments about what you would like to be
20 studied, if you have specific questions about the
21 project. This is not a point to explain the
22 project in that detail.

23 MR. AMVASTAG: But, we can comment
24 (Unintelligible)

25 MR. KELLY: If you have other questions,

1 about (Unintelligible), yes.

2 MR. AMVASTAG: What was the reason that it
3 was not golf course? What was the reason it was
4 about houses and what was the reason less open
5 houses. And, is it just a -- reason that someone
6 comes and decides to buy the property. And I don't
7 understand that this area old plan to extend coming
8 from the (Unintelligible). How was that -- oh,
9 yeah. Should it doing is their City, the -- what
10 they called, the City Council.

11 Is there some reason before coming here?
12 Most of the people say that why do you complain
13 about them. The thing about that scoping meeting,
14 what's the meaning of this scoping meeting? How is
15 the reason to come to see the thing that I would
16 like to -- the thing provide by what was the reason
17 for that. Original sold and how long they have
18 this. All those things I would like to know.

19 MR. KELLY: Thank you for your comments.

20 MR. MUKHERJEE: Hello, everyone. My name
21 is Sawrav Mukherjee. I'm a --

22 MR. KELLY: State your name, please.

23 MR. MUKHERJEE: S-A-W-R-A-V. My last name
24 is Mukherjee, M-U-K-H-E-R-J-E-E.

25 MR. KELLY: Thank you.

1 MR. MUKHERJE: Okay. So, I'm one of your
2 newer residents over at Westridge. I purchased my
3 house about a year and A half ago. Worked very hard
4 to purchase that house. And, as we all know, homes
5 are astronomically expensive to buy in the Southern
6 California area. And I worked hard all of my life,
7 and to finally get here.

8 And what do I see. A year and a half
9 later, after working hard to get there, a huge
10 developer is coming in, and building 400 plus homes
11 in my backyard.

12 I want to know, is this developer going to
13 compensate me for my hard work? I have spoken to
14 five to ten different real estate agents. They say
15 that my property price will drop by \$100,000.
16 \$100,000. Is this developer going to compensate us?
17 Absolutely not.

18 The City wants this because of tax revenue.
19 This is why we have not been informed in a correct
20 manner. This is why we got a letter in the mail
21 three days before the scoping meeting saying that
22 there's a scoping meeting.

23 These guys right here want this, because
24 the state gets money. So, let's protest. The City
25 is here to serve us. We are the taxpayers. We are

1 the ones that elect and get these people into
2 office. They should be supporting us, not the
3 developers.

4 This is America. It is all about money,
5 greed, and capitalism. This will increase our
6 pollution in our community. This will increase
7 traffic in our community. The land that the golf
8 course is on is polluted, has oil underneath it.
9 Which is why there was a golf course built in the
10 first place.

11 This will increase water usage in an area
12 that is drought stricken. My children are going to
13 be going to the schools in La Habra. Is the
14 developer going to build another school to serve
15 these 400 residents? No, they are not. We must
16 fight this. We must fight this, everyone.

17 MR. AMBASTHA: So Mr. Mukherjee correctly,
18 said that --

19 MR. KELLY: State your name, please.

20 MR. AMBASTHA: My name? Do I have to?

21 MR. KELLY: Yes, please.

22 MR. AMBASTHA: Puneet Ambastha.

23 MR. KELLY: Can you spell it, please.

24 MR. AMBASTHA: P-U-N-E-E-T,
25 A-M-B-A-S-T-H-A.

1 MR. KELLY: Thank you.

2 MR. AMBASTHA: Okay. So, that map -- that
3 poster over there -- they say it's surplus --
4 \$379,371 net annual surplus. Net. \$415 something
5 gross. So, my brief point is, that is nothing.
6 That's lunch money.

7 In 2013, the residents of La Habra were
8 61,653. So, that's \$6.15 per year, per resident in
9 2013. (Unintelligible) it is now. I'll give you a
10 thousand right now. That's nothing. So, this
11 stupid money, is, like -- we'll pay \$5.00 each so
12 we won't have to have those dumb house -- That's my
13 point.

14 MR. KELLY: Okay. Thank you. I would ask
15 that you don't -- wouldn't, please, applaud. Just
16 please -- let's just --

17 MR. BELL: My name is E.J. Bell. B, as is
18 boy, E-L-L. My question is: What impact are our
19 comments going to have on having these homes built?
20 We all have negative comments, but is that going to
21 help? I mean, is that going to stop the City from
22 building? What percentage of our comments are going
23 to help for this to not go through?

24 MR. KELLY: Before I answer your question,
25 let me clarify your question. Your comments are

1 entered into the record, and they're part of the
2 environmental impact analysis. You raise questions
3 about schools, and traffic and water. Those will be
4 analyzed.

5 A document will be prepared looking at
6 those issues. The City council will accept all the
7 information, all of your comments. It goes to them
8 as a public information document. They will, then,
9 take and decide what to do with the project.

10 MR. BELL: So --

11 MR. KELLY: Everything's in the City
12 Council's hands. They're the ultimate decision
13 maker. The staff is processors. The staff does not
14 make the decision. The goal of the meeting is to
15 get as much information as we can to be analyzed.

16 And then you have the right as citizens to
17 accept, reject the analysis, and make your
18 viewpoints known to the City Council at that point
19 in time.

20 MR. BELL: How much will our comments and
21 views count for to not have this project go through?

22 MR. KELLY: That's your role. To present
23 your opinion to the City counsel.

24 MR. BELL: What I'm saying is, does my
25 opinion count?

1 MR. KELLY: Does your opinion count? Yes,
2 it does.

3 MR. BELL: I hope it does.

4 MR. KELLY: Thank you.

5 MS. MORRISON: My name is Teresa Morrison.

6 T-E-R-E-S-A, M-O-R-R-I-S-O-N. I reside at 15902

7 East Cherry Hill Drive, Whittier, California.

8 So you're taking comments, so I'd like to
9 make a few. According to the Orange County
10 Register, the City is maxed out at capacity for
11 single-family homes.

12 So, in a way for the City to get revenue,
13 this will bring in multi-family homes. They use
14 words such as "luxury apartment," which are going to
15 be built on Beach Boulevard. 353 Beach Boulevard
16 and (Unintelligible).

17 Luxury, one-and-a-half parking spaces per
18 apartment. I would love to have my daughter live
19 there. But, she needs a roommate. Where are they
20 going to park? And, if grandma wants to come visit,
21 where will grandma park? On the street? In Vons'
22 parking lot? Does the City think of those things?

23 My second comment: Why does the City --
24 oh. Another comment. On First Avenue, where I
25 live, there will be new homes being built in

1 Whittier. Then, Fullerton, between Euclid and
2 Idaho, 700 and more homes will be built. Borders La
3 Habra. How has the City planned for that? I would
4 like that to be part of the record. How is that
5 traffic going to go with this traffic? Okay. Which
6 I think you cities need to think about it.

7 Communicate. And, I defiantly would like
8 in the record to be known that I told -- people need
9 to show up for these council meetings. We vote for
10 those people. They -- I don't live in La Habra, but
11 I pass through La Habra, but I do not live in
12 La Habra. This is the place I spend my money.

13 But, why should we oversee this City
14 Council so much? Isn't it their job to look out for
15 the welfare and quality of life for us as individual
16 citizens? Channel 2 News did an article about
17 stress and congestion, and a decrease in the quality
18 of life.

19 I think La Habra should become a city that
20 cares about he quality of life of their citizens,
21 And take care of their city's citizens and
22 neighboring cities, and existing businesses.

23 You should talk to some of the business
24 owners, and what they've gone through. And, I think
25 they're going to be bringing in more retail. Do we

1 really need new retail? We have empty buildings.

2 That's all I have to say.

3 MR. KELLY: Thank you.

4 Gentlemen, he's been trying to get up for
5 quite a while. Please. You've had comments.

6 DR. REICKS: I'll give up 30 seconds of my
7 time for him. Go ahead.

8 UNIDENTIFIED VOICE: The questions that we
9 are asking, are you writing down? Will we get
10 answers or somebody will get back to us?

11 MR. KELLY: The EIR will have answers to
12 the comments, yes.

13 UNIDENTIFIED VOICE: Only EIR will have
14 answer to my questions, like who owns that property
15 right now?

16 MR. KELLY: If you ask for history of the
17 property, we will make sure that is reviewed in the
18 EIR. Yes.

19 DR. ED REICKS: My name is Dr. Ed Reicks,
20 R-E-I-C-K-S. My address is 1861 South Floyd Court
21 in La Habra. Before I tell you my situation, I
22 would like to ask you all a question: Do you
23 remember watching the news a couple of weeks ago,
24 where they said in Los Angeles County, that if you
25 have a swimming pool the City built, what? You're

1 not allowed to fill it, because of the drought.

2 Remember seeing the story of the city that
3 right now is totally out of water, and they're
4 bringing in bottled water? And that's what the
5 people are cleaning their babies with, bathing, and
6 doing the dishes.

7 My house is a kind of a big house. I
8 wandered around the other day and I counted how many
9 outlets do I have that I can bring water out of. I
10 found I have five toilets. I have seven sinks. I
11 have five showers. I have -- and on, and on, and
12 on. I have 21 places where I can turn on water and
13 make the drought worse.

14 Now, my house is a little bit bigger than
15 what they're going to build. So, let's not consider
16 my 21 outlets. Let's cut it in half and say ten.
17 Each house has an average of ten outlets.

18 If you take 420 new places times ten,
19 they're going to build 4 ,200 new ways to drain
20 water when we're already in a drought.

21 Like that sign over there, The one that
22 tells you that they're going to save one third of
23 the water that the golf course uses; how can they
24 determine now how much water people are going to use
25 in the future? They can't. That sign will dupe you

1 if you pay attention to it.

2 I also don't understand -- they haven't
3 told us this, that much of the water at the golf
4 course is recycled. It isn't fresh water. It's
5 recycled. That sign, also, doesn't tell us how much
6 water they're going to be wasting and using at the
7 beginning.

8 If you've ever seen them build a new place,
9 okay. Like when we bought our home, We were one of
10 the first buyers and we would come and watch. Water
11 everywhere. Keeping down the dirt. Keeping the
12 soil moist. Mixing the cement. Right? That's not
13 figured in.

14 I would ask you to put a lot of thought.
15 The whole -- count the number of outlets you have.
16 Don't believe what the sign says. You cannot
17 predict future behavior. I'm going to do two
18 things, Because I think this is a little bit over
19 our head.

20 I'm going to contact Ed Royce. Ed Royce is
21 our representative for the 39th District, and we are
22 in the 39th District. I'm going to write him a
23 letter. And, then I'm going to be -- he and I are
24 fellow Rotarians, Rotary. I want to ask him what he
25 thinks about this.

1 By the way, his office is right there, on
2 Brook Street Promenade. I'm going to, then, CC a
3 copy of my letter to Govern er Brown. Because, I
4 dont' think Governor Jerry Brown wants to make our
5 present situation, our present drought, worse.

6 And, I will do those two things
7 independently. Not as a group. I don't want to get
8 anybody else in the hole with that. Okay. But,
9 I'll get back to you on what happens. Because, I
10 think this whole thing is ridiculous. Thank you.
11 Don't clap.

12 MR. KELLY: If I may ask the speakers to
13 use the microphone. It helps us to -- other
14 comments?

15 MS. ROJANAVANIJ: My name is Jennifer
16 Rojanavani. I live at 1230 Greentree Drive in
17 La Habra, The borderline of where this project is
18 projected to come up at. I have actually three
19 concerns. Two of which have already been addressed.

20 The schools. That's one of the biggest --
21 You know. 420 homes, two children per home. That
22 increases the students in La Habra by about 800 to a
23 thousand students. So, what is going to be done
24 about schools, for people that have children going
25 to school in La Habra?

1 The second thing is: With these new
2 homes -- so no one addressed the parking issues. We
3 can't park in the street where I live. I've gotten
4 numerous tickets for parking between 2 a.m. and 6
5 a.m. When I first moved here I had no idea. I was,
6 like, oh. You know. Street sweeping day.

7 I have a three-car garage. So, I can only,
8 at most, park three cars in my driveway. So, I have
9 a five-bedroom, four-bathroom house.

10 I've got, you know, several people who have
11 cars, who have things like that. So, that's a big
12 concern for me.

13 And, then, the permit, too. Because, when
14 I went -- see, the City of La Habra allows you to
15 get a special permit to park in the street.
16 However, you have to have justification for it. So,
17 if you just say, "Hey. I've got four cars. I got a
18 three-car garage," that's not good enough.

19 So, if you have a company vehicle that you
20 have to bring home, or anything like that, you have
21 to have legitimate -- a legitimate reason for having
22 additional cars, other than the ones that you can
23 park in the driveway. So, that's the other point.
24 That's all I have to say. Thank you.

25 MR. KELLY: Thank you. I don't see anyone

1 else coming forward at this point. Okay. Thank
2 you.

3 MR. DIPEN: My name is Dipen. D-I-P-E-N.
4 I'm a resident of the Westfield community. You
5 know, I went to the last meeting three weeks ago.
6 And they're telling us all of the positive stuff
7 that they will be bringing in the city.

8 Then we are telling single negative stuff
9 that's going to affect us. (Unintelligible) none of
10 us, we get benefit. We all lose our home value, our
11 safety people by bringing a lot of people. I didn't
12 know. And, two or three years ago, we had burglary
13 at every single house, you know.

14 And, now, they're going to give direct
15 access from the street all the way to my backyard.
16 So, anyone can just drive through there and jump on
17 the fence, and come to my house. So, what's the
18 point that we have a gated community? So, that's a
19 concern.

20 The second one: That they're going to come
21 over here. And they're going to see the city like a
22 dream, and all this stuff. They're going to make
23 their money. They're going to go away. Who's going
24 to suffer? We are, for the rest of our lives.

25 I've been living this city for the last 15

1 years. And, I'm not going anywhere for -- till I
2 die. So, my kids, my grandkids, they're going to
3 grow up in this city. So, they're gong to see all
4 this stuff. All the traffic, the safety, what they
5 say about the school. So, I think this is
6 ridiculous.

7 The golf course is our beauty of the City.
8 Everyone knows that in Orange County, LA County
9 where's the good golf course? It's La Habra. It's
10 like -- it's like historic stuff for us. And, from
11 now on, 25 to 50 years its going to be, like, the
12 thing for La Habra. And, now, they're just going to
13 come over here and tear down our golf course. So
14 what? What are we going to have in La Habra, now?
15 I mean, they're taking our beauty from us. So,
16 that's another thing. And, they're telling about
17 the water use.

18 So now what? Ten years or five years from
19 now, are they going to come after a park or a pool?
20 And they say, "Oh, you guys use too much water in
21 your swimming pool now. So, we're going to build
22 more houses. You're using too much water." And,
23 the doctor already explain how much water they're
24 going to use. And, so, I don't need to go in detail
25 on that.

1 I missed two points that I was going to
2 bring out. You know the park? You know, they're
3 proposing to put in a park in that little area. I
4 think the entrance to the park area is going to be
5 (Unintelligible) over there.

6 So, with a new park, a public park, that's
7 going to bring more people into the park. You know,
8 coming to visit the park. The crime rate in the
9 park in that area. So, that's another concern.

10 Another thing that you guys should address
11 is the crime rate for a public park in a residential
12 neighborhood -- in that residential community.
13 Especially if it's going to be egressed access into
14 the --that whole area.

15 And, then, like, the wildlife. I know it's
16 in here. You've addressed it already. We've had
17 recent fires in the Fullerton area. There is
18 wildlife there. I don't where they are. What
19 happened to them? I know that at night on the golf
20 course, I can hear coyotes. There's some sort of
21 wildlife out there, as well. So (Unintelligible) I
22 don't think anyone's said anything about that.

23 MR. KELLY: Thank you.

24 MS. REICKS: Kathy Reicks. R-E-I-C-K-S. I
25 know I've already spoken. But, I wanted to follow

1 up on an issue with the other resident. He said
2 that he contacted multiple realtors who have all
3 told him that the price of his home in Westridge
4 will go down by \$100,000.

5 There are 400 homes in the Westridge
6 community. Doing the math on that, The property
7 values, as a whole, will go down \$40 million. So,
8 potentially, that is \$40 million less assessment
9 La Habra will have to tax the current residents
10 there.

11 MR. MARTINEZ: My name is Guadalupe
12 Martinez. G-U-A-D-A-L-U-P-E, Martinez,
13 M-A-R-T-I-N-E-Z. I only have one comment, and it
14 piggybacks on the gentleman over there. And what it
15 is, is that the environmental study is being
16 conducted by the developer. And it's going to be
17 totally biased. They're not going to have our
18 concern, at all. They're not going to take our
19 comments, or anything like that. They say that they
20 will, but they're not.

21 Is the City Council going to provide a
22 counteract of an environmental study from a
23 different company? They're not going to do for the
24 residents of La Habra. I think that is very
25 important in a case like this. They're going to

1 argue with whatever we come up with, and see our
2 point. And, then, make sure that all of our
3 comments are being heard. And --

4 MR. KELLY: I'll answer that right now.
5 The answer is "yes," the City will obtain what the
6 applicant turns in. The City will retain its own
7 consultants, including City staff, to analyze what
8 was submitted. Both for guaranteeing its accuracy,
9 Both the City's consultants, and responsible for
10 accuracy the data will be analyzed by staff, And
11 that is what will go to the City council.

12 So, there is a third party review of what
13 is submitted.

14 MR. LILLIE: Good evening. My name is
15 Delvin Lillie. I live at 1210 Raintree Drive,
16 Melvin. I have three, actually, four concerns. One
17 is the impact of the grading on the properties.
18 Because, I sat there, a member of La Habra, or in La
19 Habra since 1986. We bought our house. We watched
20 it being built behind us. Our backyard used to be
21 Fullerton. Now it's La Habra. And, the golf course
22 (Unintelligible) on top there.

23 Watched all that getting put in. Now, my
24 concern is that all that is going on now will have
25 toward Beach Boulevard. I've seen it happen in

1 Walnut. I heard of that happening in Nellie Gail.
2 Back here in La Habra. Things don't stay the same
3 as they're graded. (Unintelligible) up in
4 Westridge.

5 That's the big concern. We can address
6 that, and if we get some decent engineers in there
7 to do that properly. Things to be concerned about.
8 One is the Sandlewood. My backyard backs up to that
9 gate. And, that gate will impact the noise. The
10 parking there (Unintelligible), where are they going
11 to park? It's illegal to park. It doesn't even
12 mention it on the drawings.

13 The other thing is, there's a -- who will
14 be responsible for the area on the north side of the
15 project? Right now, when the wind blows, I've got
16 leaves all over my backyard. Leaves all over my
17 pool. (Unintelligible) to take care of that
18 situation.

19 I'm pretty sure that a builder will put
20 that rebuild there at Idaho and Candlewood. That
21 settlement area is going to impact my property.
22 Because, guess what? (Unintelligible) trees along
23 there. That should be part of the La Habra Raintree
24 tract. It's going to be part of areas along the --
25 on homes on the course neighborhood, of Maplewood,

1 there.

2 The other concern I have is, also, how does
3 it tie into the existing sewer system in La Habra?
4 No one's addressed that, that I know of. I've
5 watched them put in the drainage. I had to pull the
6 easement -- drainage, foliage, easement on the side
7 of the property. Because it goes up into the
8 Westridge tract now. It goes from the golf course,
9 all the way up.

10 I watched. Nobody's made any mention on
11 how it's going to impact everybody concerning the
12 grading from (Unintelligible). I need to know.
13 Because, guess what? It can go right through my
14 wall, and into my backyard. Now, I gotta maintain
15 the pool. Maintain everything else. And, the next
16 thing you know, the insurance company's going to
17 say, "Hey, we're not insuring you for that."

18 So, I need to know what's going to happen
19 there. I'd appreciate some kind of comment and
20 answers in the impact report. Thank you.

21 MR. KELLY: Before I let the two former
22 speakers speak again, is there anyone else that
23 hasn't spoken?

24 MR. LOMELI: Hello. My name is Victor
25 Lomeli, L-O-M-E-L-I. I live at 2641 West Kearney

1 Lane in La Habra. I live across Beach from the golf
2 course. We moved in 26 years ago. We've seen the
3 City go through a lot of changes. The golf course.
4 (Unintelligible).

5 It's been great. I'm getting to be retired
6 by next year. And, I play once in a great while
7 there. And, now I want to play all the time. As a
8 matter of fact, I was just over there today. And,
9 it was a beautiful day to be playing golf today. I
10 mean, what a sight to play golf all over La Habra.

11 One thing is that there are three high
12 schools in La Habra. They say the environmental
13 impact, It's going to impact of people, kids,
14 families. We have three high school, like I said.
15 I'm sure they have golf clubs.

16 Now they're not going to have their own
17 home court. This city has one golf course. This
18 city has its own golf course. Can you imagine?
19 Some of this cities have two or three, but we have
20 our very own.

21 This was a master plan, it's one of the
22 greatest things that we have. The cities like Palm
23 Springs, They have hundreds of them. We just have
24 one. And, if you ever get a chance to go up there,
25 it is a beautiful sight right now. Looking all

1 through La Habra, All the colors in the trees is a
2 thing to see. It was fantastic.

3 We're talking about people coming out there
4 with their kids to play golf. To teach them how to
5 play golf. They have a lot of high schools, the
6 football teams play a round of golf, and they meet a
7 bunch of people. The families. The schools. Then
8 kids that come around here.

9 I mean, it'd be a great loss if we lost it.
10 Talk about environmental impact. This will impact
11 the people of La Habra. And, I played up there
12 today. There was people from -- people were coming
13 from all over. I mean, not just here in La Habra,
14 but people coming from other cities, As far as San
15 Clemente. And all over. And they're coming from
16 everywhere to play.

17 And it is -- it's a very nice course. It
18 will be a sad day in La Habra. After all of the
19 good things that have come to La Habra.

20 MR. KELLY: Before I let the last two
21 gentlemen speak, I want to keep you to focused on
22 comments or questions to be studied. Not
23 discussions about whether or not you like the
24 project. Please.

25 MR. CHANG: Hello. My name is Simon Chang,

1 S-I-M-O-N, C-H-A-N-G. I live in Westridge. My
2 question is: 12 ago, when the developers come to
3 this neighborhood, when they developed that house,
4 they, of course, want to quickly build as many house
5 as they like. But, by that time, they cannot. They
6 put in the golf course. There must have been a
7 reason behind that. It must be that the City have a
8 plan. (Unintelligible) build as many houses as you
9 like.

10 So I wonder what year the whole plan
11 changed. Okay. They can put the house on the golf
12 course now, but not 12 years ago? There must be
13 reason behind. What, because of the golf course,
14 they want to sell the land to the developers. Now,
15 it's 400 houses. Doesn't make sense.

16 So, my point is: The City should have a
17 long-term city plan. It's not shelf life to 10
18 years only. Okay? That's one point.

19 Second point is: I don't know when they're
20 going to put the other neighborhood park into
21 consideration. Because, as you know how big is the
22 area. We would like to have another park up there.
23 It's going to take another two to 400 houses.

24 (Unintelligible) to make 100 houses on top
25 of me, and another house under me. Does that make

1 sense? And that's all I got. All this impact to
2 the traffic, water, whatever. I appreciate you put
3 that consideration. I didn't see you mention
4 anything about other neighborhood projects. Please,
5 put that in consideration. Thank you.

6 MR. KELLY: Okay. The last two -- I'm
7 sorry. One more gentleman.

8 MR. HAN: My name is Edward Han.
9 1780 South (Unintelligible)

10 MR. KELLY: Spell your name, please.

11 MR. HAN: Edward, E-D-W-A-R-D. Last name,
12 H-A-N. 1780 South Road. My concern is Westridge
13 community. (Unintelligible) in my research,
14 usually, 15 ,30 percent of the house price.
15 (Unintelligible) And, then, also, community. And,
16 our community is so very, very young.

17 During construction and after construction
18 will be heavy traffic and pollution. Bad air
19 quality. During construction and after construction
20 especially, for (Unintelligible) construction going
21 to be a lot of fumes and toxic pumps out. And,
22 also, contaminated soil will be blown into our
23 lungs. It's going to be possible lung cancer. Like
24 old people. (Unintelligible) And, then, soil is --
25 and, then, number four (Unintelligible) soil is

1 contaminate. (Unintelligible)

2 MR. KELLY: Anyone that hasn't spoken,
3 please.

4 MS. KIM: Hello. My name is Katherine Kim.
5 K-A-T-H-E-R-I-N-E. Last name, K-I-M. A twice
6 resident at Westridge. I grew up there. I grew up
7 with my parents. I went to college. On Mayburn,
8 which is -- We had a beautiful view. And, then,
9 after I went to college -- I'm about to get married
10 next year. I bought a house, and I planned to grow
11 up there, to have a marriage. To have my children
12 at that home.

13 And so I can only imagine the traffic, the
14 problems, the congestion. I also worry about the
15 crime. I know the house that I lived was twice
16 robbed, a string of the homes got really robbed.
17 And luckily, my house was not. I know the house
18 that I'm living in was twice robbed.

19 And, I'd like to -- because the entrance
20 into our backyard, How much is going to be living in
21 apartments and they have access to get into our
22 homes? It could be so much easier to get in.

23 Meaning, a couple of weeks ago, when we
24 were first notified about this, there was a note
25 saying something that one of our homeowners

1 association worked for the City of La Habra. I find
2 that pretty ridiculous. It seems a conflict of
3 interest, in my opinion. I don't see how that is.
4 I don't know. I didn't go to law school.

5 But it just seems that we were as a
6 community, it was very wrongly handled by him. I
7 feel somehow he should be reprimanded for that. I
8 don't know how it's going to be. Will he be part of a
9 committee going forward in La Habra? And, will he
10 be part of the execution. That's what concerns me
11 the most. Thank you.

12 DR. REICKS: I remember when we first moved
13 in, the crime rate was talked about, was so high
14 that the La Habra Police Department called a
15 community meeting for us. And, they told us what to
16 do.

17 And they told us. And they told us why the
18 crime was happening. And, they invited us to call
19 them. Now, we're going to have more apartments, and
20 condos, yada, yada, yada. No. I just want to ask
21 you a question: Do the people that own the golf
22 course know they sold it? I was there Saturday when
23 Mr. Lomali was there. And, there was a sign right
24 in front. It said "First Annual Holiday Golf
25 Tournament." And, I thought, how ironic.

1 I want all of you not to sign up for the
2 first annual holiday golf tournament. I want you to
3 go down there Saturday and tell them that you want
4 to sign up for the second annual holiday golf
5 tournament. Thank you.

6 MR. KELLY: Please focus on comments and
7 concerns about environmental impacts, please. Thank
8 you all for coming. It's a complicated process.
9 And we try to make it less complicated. It is very
10 important to all of you, obviously. This is the
11 beginning of the process.

12 (Unintelligible) the court reporter is
13 (Unintelligible) comments from the notes tonight,
14 what were position statements, what were questions,
15 what were attitudes, and what comments or questions
16 need to be addressed in the EIR. Not everything
17 stated tonight was relevant to environmental issues.
18 So, that needs to be quantified.

19 So, more importantly, as I said, this is
20 the beginning of the process. There's the -- the
21 City will be doing a peer review of the document.
22 That's the City staff and its consultants. There
23 will be public hearing. Public review timeframe.

24 This is just the first step. You need to
25 pay attention to what's going on as the documents

1 roll out. You'll have the opportunity at future
2 meetings to provide oral comments and/or written
3 comments. It's a long process. I think one
4 gentleman had one more comment.

5 UNIDENTIFIED SPEAKER: Did you say
6 "attitudes"? Please repeat exactly what you said.
7 Which ones are environmental, which ones are
8 opinions, and it's being recorded (Unintelligible)
9 truncated.

10 MR. KELLY: Those comments relative to
11 environmental impacts.

12 UNIDENTIFIED SPEAKER: So, there you go.
13 So, there you go.

14 MR. KELLY: That's the state law. That is
15 the state law. We address comments related to
16 environmental impacts. Excuse me. Comments about
17 the positions.

18 UNIDENTIFIED SPEAKER: (Unintelligible)

19 MR. KELLY: Yes, it is. Public safety.
20 Water, grading, parking, soils are environmental
21 comments that I identify the issues to be studied.
22 Mission statements -- there will be a transcription
23 of this. Council has a right to see this.

24 MR. AMVASTAG: But, we can comment
25 (Unintelligible)

1 MR. KELLY: If you have other questions,
2 about (Unintelligible), yes.

3 MR. AMVASTAG: So, this is the question
4 that I would like to know: What was the reason that
5 this was left as a golf course? There must be a
6 reason. Why didn't they just build the house in the
7 beginning?

8 And, if any idea why it was left open, then
9 that reason does not exist now? The City was
10 thinking about building houses in that area. And,
11 is it just a good reason that somebody comes and
12 buys the property. And, comes to city that I'm
13 going to build houses here. And, before making a
14 plan (Unintelligible) you go to that extent and then
15 you can buy it.

16 How is it right? Why not. Before thinks,
17 "Oh, yeah. Somebody's coming to this. Should it be
18 doing -- the community -- the City -- What do you
19 call it? Representative? What's it called? City
20 Representative? Councilmen? What do you Call it?

21 MR. KELLY: City staff.

22 MR. AMVASTAG: No. Your city staff
23 representative. Councilmen. (Unintelligible) What
24 was that? What was the outcome of that? All these
25 things before coming here. Most of the people say

1 that (Unintelligible) Why do you they complain about
2 them? I know that. But, thing about that, last
3 scoping meeting -- I don't know what the meaning of
4 a scoping meeting is (Unintelligible) Last time
5 when we had this meeting, the City knows -- Last
6 time we had the meeting, none of the city's
7 officials were there. How come?

8 Today you are here. Last meeting
9 (Unintelligible) scoping meeting. Why you were not
10 there? Nobody was there. So, we are all confused.
11 Because we (Unintelligible) to each other. Put all
12 of our names here and there. (Unintelligible) will
13 come.

14 Just tell us, that how is it
15 (Unintelligible). So, the thing that I would like
16 the City to provide that, what was the reason that
17 golf course? Who was the original owner of that
18 place? (Unintelligible) after that. How long they
19 have this property? We'll buy it, and then we'll
20 sell it to another person, like that? All those
21 things I would like to know.

22 MR. KELLY: Thank you for your comments.

23 - CLOSINGS -

24 MR. KELLY: Please focus on concerns and
25 comments about environmental impacts, please. Thank

1 you all for coming. It's a complicated process.

2 And, I we try to make it less complicated. It is
3 very important to all of you, obviously. This is
4 the beginning of the process. (Unintelligible)

5 The court reporter's comments from the
6 notes tonight, what were position statements, what
7 were questions, what were attitudes, and what
8 comments or questions need to be addressed in the
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10 environmental issues. So, that needs to be
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16 be public hearing. Public review timeframe. This
17 is just the first step. You need to pay attention
18 to what's going on as the documents roll out.

19 You'll have opportunity at future meetings
20 to provide oral comments and/or written comments.
21 It's a long process. I think one gentleman had one
22 more comment.

23 MR. AMVASTAG: I think -- I just -- wanted
24 to, if I could offer today, because -- Don't leave
25 this place (Unintelligible) because last time,

1 ultimately, kind just disappeared. So, we don't
2 have to fight with this guy. He's just doing his
3 job.

4 And -- our job is convince the City
5 councilmen, on the City this is not in your
6 interest. You're (Unintelligible) We don't like
7 this. And this is not good business for the
8 society.

9 What kind of ridiculous the fact that
10 because if left open you need to open this if they
11 go open the -- and left tomorrow with no retail, but
12 we have to authorize and Your job doing some --
13 getting some type of kickbacks, Does it look like?
14 So, we have to do that. Don't leave this place
15 until you talk to everyone about that.

16 MR. KELLY: Thank you. Well, first of
17 all, thank you all for coming. You're very
18 expressive.

19 MR. AMVASTAG: I just got an -- I don't
20 know. I have an inkling that the La Habra City
21 Council -- this too much feels like -- my intuition
22 is that it's the us versus you type thing. We are
23 your constituents. You can see that overall this is
24 a dumb project. So, why does it feel like we have
25 to convince you.

1 MR. KELLY: Do you have environmental
2 comments?

3 MR. AMVASTAG: What?

4 MR. KELLY: Do you have environmental
5 comments?

6 MR. AMVASTAG: Environmental comments?

7 MR. KELLY: That's what this meeting is
8 about. Whatever you want studied in the EIR.

9 MR. AMVASTAG: Are you saying
10 (Unintelligible) or environmental?

11 MR. KELLY: Environmental.

12 MR. AMVASTAG: I have final comments. I
13 think this is dumb.

14 MR. KELLY: Thank you. Thank you all for
15 coming. It's a complicated process. I hope we
16 tried to make it less complicated. It is very
17 important to you, obviously. This is the beginning
18 of the process.

19 (Unintelligible) of the court reporter's
20 comments, notes tonight what were position
21 statements, what were questions, what were
22 attitudes, and what were comments or questions
23 should be addressed in the EIR. Not everything
24 stated tonight were relevant to environmental
25 issues. So, that needs to be quantified. So, more

1 importantly, this is beginning of the process.
2 There is the -- the City will be doing a peer review
3 of the document. That's the city's staff and its
4 consultants.

5 There will be a public hearing, public
6 review timeframe. This is just the first step. You
7 need to pay attention to what's going on as the
8 documents roll out. You'll have an opportunity at
9 future meetings to provide oral comments, and to
10 provide written comments. It's a long process. I
11 think we have one gentleman, one more comment.

12 UNIDENTIFIED SPEAKER: I just want to ask
13 you --

14 MR. KELLY: Sir, that's not correct.

15 UNIDENTIFIED SPEAKER: Did you say
16 "attitudes"? Please repeat exactly what you said.
17 Which ones are environmental, which ones are
18 opinions, and it's being recorded (Unintelligible)
19 truncated.

20 MR. KELLY: We have to abstract out those
21 comments relative to environmental impacts.

22 UNIDENTIFIED SPEAKER: So, there you go.
23 So, there you go.

24 MR. KELLY: That's the state law. That is
25 state law. We address comments related to

1 environmental impacts. Comments about the positions
2 on the project --

3 UNIDENTIFIED SPEAKER: Is crime considered
4 environmental?

5 MR. KELLY: Yes, it is. I would say it
6 is.

7 UNIDENTIFIED SPEAKER: Thank you.

8 MR. KELLY: Water, grading, parking, soils
9 are environmental comments that I identify the
10 issues to be studied. Mission statements -- there
11 will be a transcription of this. Council has a
12 right to see this.

13 The document must be relevant to the
14 comments received on environmental impacts, period.
15 And, that's what the record has to be worked from.
16 I'm sorry. It is what it is, but that's the state
17 law. That being said, thank you all for coming.

18 (Proceedings ended at 8:10 p.m.)

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1 STATE OF CALIFORNIA)
) ss.
2 COUNTY OF _____)

3

4 I, FALISHSA CASTLEBERRY, hereby
5 certify:

6 That the proceedings of the Scoping
7 Meeting of Rancho La Habra Specific Plan, City of La
8 Habra, took place at the hour of 6:35 p.m. and
9 ending at the hour of 8:10 p.m., on December 8,
10 2015, and was reduced to the foregoing computerized
11 transcription. I did attend the hearing.

12 I further certify that I am not
13 interested in the event of the action.

14

15 WITNESS this ____ day of _____ ,
16 2016.

17

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FALISHSA CASTLEBERRY

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